


City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 25, 2003

TO: PLANNING COMMISSION

FROM: CINDY SMITH-PAGE, DIRECTOR 
DEPARTMENT OF REAL ESTATE ASSESSMENTS

SUBJECT: VACATION #2003-003
801-833 SOUTH WASHINGTON STREET, 712 JEFFERSON STREET, AND
806-828 SOUTH COLUMBUS STREET

I would like to first personally apologize for not being present at the Planning Commission Meeting on October 7 to answer any questions the Commission had at that time regarding my department's estimate of value of the right-of-way to be vacated. Commission Chair Wagner mentioned that the Commission does not always receive these estimates when a vacation occurs. Based upon City Council's adoption of right-of-way vacation policies in 1987 (Attachment I), Real Estate Assessments (REA) has given an estimate of the value of the right-of-way to be vacated. However, if it is not a complicated value conclusion, REA does not always write a memorandum of explanation.

In the future, a valuation memorandum will be included in Planning Commission Docket materials. This memorandum, along with a Real Estate Staff person, knowledgeable about the valuation, will be present at the Planning Commission meetings to answer questions.

BACKGROUND: On November 10, 1987 City Council adopted a general process for estimating the value to the City of right-of-ways to be vacated. In summary, the procedure adopted calls for the Director of Real Estate Assessments to estimate the fair market value and as part of the estimate to apply the before-and-after rule as applied to the larger parcel. The procedure also requires the Director to use as an indication of value, the real estate assessment for abutting land, except where there has been, in the opinion of the Director a marked change in value by reason of rezoning, a change in land use capabilities, sudden changes in real estate values, or similar conditions which can be supported by the Director's report. Therefore, the type of value to be estimated should be fair market value.

The fair market value of property is defined as "the price which it will bring when it is offered for sale by one who desires, but is not obligated, to sell it, and bought by **one who is under no necessity of having it.**" In the case of the 800 South Washington Street development, the

Washington Real Estate Investment Trust (WRIT) has a necessity as it needs the City's right of way (i.e., the alley) to fully assemble the parcels it has purchased in order to achieve its desired development.

The procedure, as adopted in 1987, states "while it is true that the current real estate assessment of abutting or adjacent property should reflect fair market value, this may not be the case for several reasons." One of the reasons which would apply to the case of the above- referenced vacation is "the physical size and shape of the parcel would change from that originally assessed if the vacated right-of-way is added to the abutting property. Since several zoning requirements are based upon lot area, frontage, floor area ratio, and units allowed per acre, the size and shape (after the vacated right-of-way is added to the parcel) may have a marked effect on fair market value."

Opinion of Ballot: In the case of Washington Real Estate Investment Trust (WRIT) the \$430,800 REA valuation conclusion made in July- 2003 (Attachment I) did not include any value attributable to the transfer of 14,994 square feet of development from the Washington Street side (east side) to the Columbus Street side (west side) of the development block. This transfer is allowed under the Zoning ordinance only if the public alley is vacated. It is my opinion that the additional value of this transfer of density, 14,994 square feet, and it's planned utilization as a result of the alley vacation, is \$300,000. The additional amount of \$300,000 was determined by applying \$40 per FAR to the 14,994 square feet equaling \$599,760 (rounded \$600,000). It is the opinion of REA that the appropriate amount to apply to the transfer of density would be fifty percent of \$600,000, or \$300,000. The value added is not 100% (or \$600,000) because this density has value in it's current location at some point in the future, if the existing retail site were to be redeveloped. However, the owner is able to achieve the highest density for the entire site at this time due to the acquisition of the alley, in turn allowing for the transfer of the density. The original \$430,800 estimate did not include any value adjustment as a result of the ability of the applicant to transfer and use at this time the density from the east to the west side of the development. Therefore, the market value attributable to the vacation of the 7,180 square foot alley is \$730,800 (\$430,800 plus \$300,000). In this case, WRIT was able to achieve, as a result of the vacation, an overall development parcel that was different in nature and in value than the sum of the individual lots or pieces.

On October 7, Planning Commission raised some very good points regarding the determination of the fair market value of this right-of-way. City staff are currently writing a docket item to be considered by City Council on December 8, which will create a policy for the City to use when determining the appropriate dollar amount of any right-of-way that is to be vacated.

Attachment 1 - November 4, 1987 Docket item to The Honorable Mayor and Members of City Council

Attachment 2 - July 12, 2003 from the Department of Real Estate Assessments to the Department of Planning and Zoning

cc: Mark Jinks, Assistant City Manager
Eileen Fogarty, Director, Planning & Zoning
Barbara Ross, Deputy Director, Planning & Zoning
✓ Jeffrey Farner, Division Chief, Planning & Zoning

City of Alexandria, Virginia ³⁰₁₂₋₁₂₋₈₇27a
11-10-87

ATTACHMENT 3

(11)

MEMORANDUM

DATE: NOVEMBER 4, 1987

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: VOLA LAWSON, CITY MANAGER

* PROCESS

SUBJECT: PROPOSED GENERAL PROCEDURES FOR ESTIMATING THE VALUE TO THE CITY OF RIGHT-OF-WAY TO BE VACATED AND THE ESTIMATED FAIR MARKET VALUE FOR THE RIGHT-OF-WAY TO BE VACATED AT 301 SOUTH REYNOLDS STREET

Process

ISSUE: ~~Procedures~~ for estimating the value to the City of right-of-way to be vacated and the estimated fair market value of the right-of-way to be vacated at 301 South Reynolds Street.

RECOMMENDATIONS: That City Council: (1) adopt the following as the general ~~procedures~~ ^{process} for determining the value of right-of-way to be vacated:

When City Council deems it necessary that a right-of-way be purchased by any abutting property owners or owners requesting a vacation, the selling price be determined after considering an estimate of fair market value as submitted by the Director of Real Estate Assessments.

In preparing an estimate, the Director will follow ^{this} ~~these~~ ^{process:} procedures:

- * Report to City Council the estimated fair market value of the right-of-way to be vacated as of the date of the filing of the application to vacate.
- * Determine the estimated fair market value for the right-of way to be vacated by using the before-and-after rule as applied to the larger parcel. While this may not be possible under every circumstance, the reasoning for exception to this procedure must be supported by the Director's report.
- * Use, as an indication of value, the real estate assessment for abutting land except where there has been, in the opinion of the Director, a marked change in value by reason of rezoning, a change in land use capabilities, sudden changes in real estate values, or similar conditions which can be supported by the Director's report. In the case of an exception as described, every attempt will be made to determine an estimate of fair market value by analyzing the assessed value of land which is similar in zoning, land use capabilities, and other characteristics.

(2) Place the fair market value of the property to be vacated at 301 South Reynolds Street at \$14,300 pursuant to the methodology applied and discussed in this memorandum.

DISCUSSION: At the continuation of the September 12th public hearing on September 22, 1987, Mr. Henry Thomas, attorney representing the Lofts Limited Partnership, questioned the Planning Commission action requiring that the applicant pay the City \$19,600 for the right-of-way to be vacated at 301 South Reynolds Street. He further stated that he felt \$3.00 per square foot of land area (\$7,400) was a more reasonable value for open space land. The staff report to the Planning Commission included the recommendation that the applicant pay the City \$19,600 for the vacated right-of-way as determined by the Director of Real Estate Assessments.

During the course of the Council public hearing, several issues were raised with respect to (1) this particular right-of-way; and (2) the City's procedure for selling rights-of-way in general. Council requested that a report be prepared that would explain our procedures.

Value to be Estimated

In order to place into proper perspective the type of value to be estimated for a right-of-way to be vacated, it is necessary to consider the following:

- (1) the City typically pays fair market value when it acquires property for right-of-way purposes;
- (2) the grantor of an open-space easement to the City typically seeks local, state, and federal tax reductions based upon the loss in fair market value; and
- (3) most governmental references to real estate acquisition, compensation, disposition, exchange, interest, taxation, or transfer use fair market value as a basis.

Therefore, the type of value to be estimated should be fair market value. The fair market value of property is defined by the Supreme Court of Virginia as "the price which it will bring when it is offered for sale by one who desires, but is not obligated, to sell it, and bought by one who is under no necessity of having it."

While it is true that the current real estate assessment of abutting or adjacent property should reflect the fair market value, this may not be the case for several reasons:

- * The current real estate assessment has a different valuation date. The real estate assessment reflects the fair market value as of January 1st each year. The valuation date for right-of-way to be vacated should be the date of the filing of the application for vacation. The Charter of the City of Alexandria (Chapter 13, Acquisition of Property for Public Purposes, Sec. 13.03) states, "--- the date of valuation shall be the time of the lawful taking by the petitioner, or the date of the filing of the petition in condemnation, which ever occurs first."
- * The abutting property may have been rezoned since the last real estate assessment date.
- * The land use capabilities for the abutting property may have changed with respect to height restrictions, density, and other regulations or restrictions, since the last assessment date.
- * The physical size and shape of the parcel would change from that originally assessed if the vacated right-of-way is added to the abutting property. Since several requirements by zoning are based upon lot area, frontage, floor area ratio, and units allowed per acre the size and shape may have a marked effect on fair market value.
- * While the Office of Real Estate Assessments is required to reflect, as accurately as possible within the context of the City budget, fair market value in all its assessment determinations, the Virginia Constitution, the Code of Virginia and the Alexandria City Code also require uniformity. Therefore, an individual real estate assessment is the result of considering accuracy as it relates to fair market value and the standard of uniformity.

Value to be Agreed Upon

The Code of Virginia (15.1-366. Sale of public streets, alleys, easements, etc., to certain purchasers) states:

"Any county, city or town, notwithstanding any contrary provision of general or special law, may require its streets, alleys, easements or other public ways be purchased by any abutting property owner or owners requesting such government to vacate same as a condition to such vacation; and provided that the parties agree as to the value of such property or easement. (Emphasis added.)"

6

Again referring to the Charter of the City of Alexandria (Sec. 13.03) as to eminent domain, several references are made to "compensation," which when viewed in conjunction with the Virginia Constitution requires payment of "just compensation" for the taking of private property for public use.

Just compensation is defined as "--- the amount of loss for which a property owner has established a claim to compensation. It is the payment of the market value of the real estate which was taken" (Real Estate Appraisal Terminology, p.121).

Market value, however, is not an end in itself, but merely a measure to an end; the objective being (1) the ascertainment of just compensation in the case of eminent domain; (2) a beginning point for negotiation with the abutting property owner; or (3) a recommendation to City Council where Council requires a right-of-way be purchased by an abutting owner as a condition to vacate.

I have mentioned eminent domain only as a point of comparison--buying for public use rather than selling--this is not to imply that City Council is controlled by these eminent domain references.

Identification of the Property to be Valued

In the case of the sale of a street, alley, easement, or other public right-of-way the fair market value should be measured as the value of the abutting parcel after vacating the right-of-way minus the value of the abutting property before vacating the right-of-way.

Value of property after vacation	\$ _____
Value of property before vacation	- \$ _____
Difference (fair market value)	= \$ _____

A derivation of this formula is used in measuring just compensation in eminent domain litigation (before-and-after rule) and when determining the value of an easement as a charitable contribution for personal income tax purposes (Federal Income Tax Regulations, 1.170A-14 (H) (3)).

In eminent domain litigation there is a considerable amount of conflicting law in regard to whether the value of the part taken for right-of-way purposes should be valued as a part of the whole property or as a separate entity. However, "[i]f the appraiser properly analyzes the highest and best use of the property and the question of what constitutes the larger parcel, this inconsistency can be largely alleviated" (Real Estate Valuation Litigation, p.26).

Larger parcel is defined as "--- that portion of a property which has unity of ownership, contiguity, and unity of use. These are the three conditions which must be present to establish the larger parcel for the purpose of considering the extent of severance damage

in most states" (Real Estate Appraisal Terminology, p.126).

Past Procedure for Vacated Right-of-Way

As Mr. Thomas stated at the public hearing, prior to 1979 an abutting property owner was not required to purchase vacated right-of-way from the City.

According to Mr. Thomas, since 1979 the City's past practice has been to set the required purchase price at an amount equal to the assessed value for abutting property.

The Director of Transportation and Environmental Services has typically used the assessment of adjacent property as a recommendation, where the right-of-way itself did not have an assessment. In the case of 301 South Reynolds, however, the current real estate assessment reflects the estimated fair market value, as of January 1, 1987, of three vacant parcels zoned R8, Residential and one improved residential parcel also zoned R8, Residential. Since the assessment date, these four separate parcels have been assembled under one ownership, rezoned to RC, Residential, and the residential structure removed. This situation prompted Mr. Cook to seek an updated estimate of value.

Application of Valuation Method Recommended

Applying the proposed general procedures for estimating the value to the City of the right-of-way to be vacated at 301 South Reynolds results in an estimate of fair market value of Fourteen Thousand Three Hundred (\$14,300) Dollars.

Value of property after vacation	\$ 262,500
Value of property before vacation	- \$ 248,200
Difference (fair market value)	\$ 14,300

Valuation date: May 22, 1987 the date the application for vacation was filed by The Lofts Limited Partnership.

Indications of value: (Because the property at 301 South Reynolds has had a marked change in value by reason of rezoning, the consolidation of four parcels, and the removal of the dwelling, comparable land assessments will be used to estimate fair market value.)

Comparable Land Assessments

<u>Map-Block-Lot Location</u>	<u>Zoning</u>	<u>Sq. Ft. Size</u>	<u>1987 Land Assessment</u>	<u>Assessment Per Sq. Ft.</u>
048.00-01-15 299 Ripley	RC	19,220	\$ 123,600	\$ 6.43
057.00-02-01-04 300 Yoakum	RC	20,470	\$ 102,300	\$ 5.00
057.00-04-10 333 Reynolds	RC	73,207	\$ 475,800	\$ 6.50

Range of Indications: \$5.00 to \$6.50 per square foot of land area.

Assessments for Subject Property

<u>Assessment Map-Block-Lot</u>	<u>Previous Zoning</u>	<u>Current Zoning</u>	<u>Sq.Ft. Size</u>	<u>1987 Land Assessment</u>	<u>Assessment Per Sq. Ft.</u>
57.00-04-11	R8	RC	12,354	\$ 50,600	\$ 4.10
57.00-04-12	R8	RC	4,516	\$ 11,300	\$ 2.50
57.00-04-13	R8	RC	16,500	\$ 41,000	\$ 2.50
58.01-01-02	R8	RC	8,000	\$ 24,000	\$ 3.00
			<u>41,370</u>		

Indication of Value After Vacation:

Land Area 41,370 sq. ft. (all four parcels as one ownership)
 - 66 sq. ft. dedicated for street
 +2,453 sq. ft. to be vacated

Unit Value 43,757 sq. ft.
 x \$6.00 comparable land assessment
 \$262,500

Indication of Value Before Vacation:

Land Area 41,370 sq. ft. (all four parcels as one ownership)
 x \$6.00 comparable land assessment
 \$248,200

Staff: Richard Sanderson, Director
Real Estate Assessments
Dayton Cook, Director
Transportation and Environmental Services

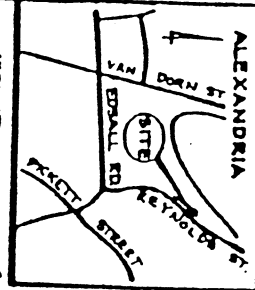
Attachment:

Attachment 1 - Plat of vacation

REYNOLDS ASSOCIATES
1001 SPRING STREET
SUITE 224
SILVER SPRING, MD. 20901

ZONE RC

R B B INVESTMENTS
2222 CORNTH AVE.
LOS ANGELES, CA. 90064
ZONE RC



SOUTH REYNOLDS STREET
TO EDSELL ROAD
THE OLIVER T. CAR CO.
1700 PENNSYLVANIA AVE. N.W.
WASHINGTON D.C. 20006
ZONE F1

BAKER-VIRGINIA ASSOCIATION
LIMITED PARTNERSHIP
7620 LITTLE RIVER TURNPIKE
SUITE 203R
ANNANDALE, VA. 22003
ZONE C-O

TO DUKE STREET

VIRGINIA STATE HIGHWAY NORTH

PLAT OF VACATION OF A PORTION OF SOUTH REYNOLDS STREET

ALSO SHOWING PORTION OF
LAND REQUIRED FOR
PUBLIC STREET PURPOSES
CITY OF ALEXANDRIA, VIRGINIA

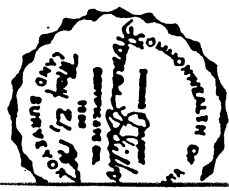
SCALE: 1" = 50' DATE: MAY 20, 1981

NOTES:

- 1) TITLE REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY - COMMITMENT # E062743 - DATED MARCH 29, 1981.

CURVE TABLE

NO.	RADIUS	DELTA	ARC TAN. CHORD CL.
1	40000	27°36'55"	8044' 832" 19837' 832" 46357"

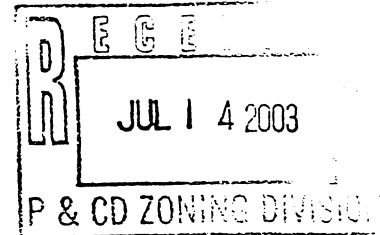


Holland Engineering
Phone: 544-1181
110 N. Noye
Alexandria, Virginia

BY DATE	DESCRIPTIONS	DATE	CLM	GRADED	DATE	SHEET
	REVISIONS					

City of Alexandria, Virginia

MEMORANDUM



PC Docket Item #20-A
VAC 2003-0003

DATE: JULY 12, 2003

TO: BARBARA ROSS, DEPUTY DIRECTOR
PLANNING AND ZONING

THROUGH: CINDY SMITH-PAGE, DIRECTOR *CSP*
REAL ESTATE ASSESSMENTS

FROM: TIM FRANCIS, SENIOR APPRAISER *TF*
REAL ESTATE ASSESSMENTS

SUBJECT: ESTIMATED VALUE OF RIGHT-OF-WAY TO BE VACATED
APPLICATION FOR VACATION #2003-003

Per your request, I have reviewed the proposed right-of-way to be vacated adjacent to the property of WRIT, LP, on the block formed by South Washington, Jefferson, Columbus and Green Streets. According to the attached legal description, the right-of-way comprises a total land area of 7,180 square feet. Washington Real Estate Investment Trust (WRIT) recently completed the assemblage of all other property on the block, and it appears that they are seeking to consolidate their holding by obtaining a vacation of the public alley. Please refer to Attachment #1 that summarizes the tax map numbers, street addresses, land areas, and 2003 land assessments of the WRIT-owned block.

Our records indicate that WRIT now owns all parcels on the block, with a total site area of 78,393 square feet. However, data provided to your office from the applicant indicates a somewhat larger site area of 87,171 square feet, that includes the proposed alley vacation as well as 10-foot wide private alley, located in the northwest portion of the block. For the purposes of this analysis, we used the data provided by the property owner.

	Assessment Records	Area Tabulation Per Plan
17 Parcels	78,393 sq. ft.	not specified
Area of the Private Alley	not specified	not specified
Right-of Way To be vacated:	not specified	7,180 sq. ft.
Total Proposed Site:	not specified	87,171 sq. ft.

According to the application for preliminary special use permit, the proposed consolidated 87,171 square feet site will be developed as a mixed use development that will include the existing retail uses, underground parking, and 75 apartments on lots that now are used for surface parking.

Based upon my review of current assessment data and subject to the limiting conditions stated later in this memorandum, it is my opinion that the right-of-way to be vacated had an estimated fair market value, as of the date of the application for vacation (June 24, 2003), of:

Four Hundred Thirty Thousand Eight Hundred (\$430,800) Dollars.

I have estimated the value of the right-of-way to be vacated using the latest real estate assessments for the abutting properties. This method employs the process adopted by City Council on November 10, 1987 which attempts to measure the contributory value of the right-of-way as it relates to the larger parcel as-if assembled. Therefore, the appraisal problem can be stated as: What is the incremental difference between the estimated fair market value of 17 separate parcels, and a private alley, and the estimated fair market value of the single larger parcel created by adding the vacated right-of-way?

In this instance, the market would value the land based its anticipated yield, expressed as the relationship between the total area above ground of anticipated development, and the area of the plot on which it is located. The term for this relationship is called the "floor-area ratio", or "FAR". The maximum floor area of development (FAR) permitted by a special use permit (SUP) in the CRMU-L would be 1.50. The January 1, 2003 assessments of the 17 parcels range from \$55.00 per square foot to \$61.00 per square foot (rounded). The higher per square foot assessments were placed on parcels with superior commercial locations along South Washington Street. An overall \$60 per square foot assessment applied to the assemblage results in an FAR value of \$40/SF of building area.

The owners of the properties have applied for a special use permit for a higher yield of 1.50, and their preliminary plans include the now publically owned alley. Therefore, and the additional value attributable to the assemblage will be based on an FAR of 1.50.

Accordingly, the proposed gross building area of the vacated right of way calculated as per the attached plan as follows:

Total Assembled Site: 87,171 square feet X 1.50 sq. ft of FAR = 130,757 sq. ft.

Indication of value for the proposed assembled parcels, including the proposed vacated street:

Potential development: 130,757 sq. ft. of FAR X \$40.00 sq. of FAR = \$5,230,280

Indication of value for the site before adding the vacated right of way:

79,991 sq. ft. of land X 1.5 FAR = 119,987

119,987 SF of GBA X \$40 FAR sq. ft. = 4,799,480

Final estimated contributory value of vacated right-of-way:

Value of property after vacation	\$5,230,280
Value of property before vacation	4,799,480

Difference	\$430,800

It should be clearly understood that an appraisal has not been made of the subject properties or of the properties abutting the right-of-way. The estimate of value assumes that marketable title to the right-of-way to be vacated will be conveyed to the abutting property owner unencumbered.

Further, my opinion of the estimated fair market value assumes the zoning and permitted land use capabilities allowed as of the date of the estimate, which impact the highest and best use determinations.

The value estimate above assumes no unusual influences on value, and that may not be the case here. The acquisition of the alley represents the final piece in the assemblage strategy of WRIT, the owners of the adjacent parcels. If the alley was owned by a knowledgeable market participant, the alley owner would recognize that ownership of the alley would have significantly more value to WRIT than these analyses indicate. The alley owner would likely demand more money (probably much more) than the value estimate above. As you know, in real estate parlance, this is referred to as a "spike" strategy wherein the owner of a critical piece of an assemblage holds out for a much higher price than indicated by the sales prices of earlier pieces of the assemblage. The third edition of the Appraisal Institute's Dictionary of Real Estate Appraisal defines "assemblage cost" as:

The excess cost incurred to acquire individual adjacent parcels of real estate in a single ownership beyond the estimated cost of acquiring similar sites that do not form a specifically desired assemblage.

The increasing value of adjacent parcels in the process of an assemblage is clearly demonstrated by the acquisition prices paid by WRIT for parcels on the block. Between 1999 and 2000, WRIT assembled all but one of the parcels on this block for a total acquisition price of \$7,450,000. This equates to a value of \$145.00 per square foot of building area for the improvements on the block.

On May 28, 2003 WRIT purchased the last building on the block (716 Jefferson Street, with 3,240 square feet of net leasable area) for a consideration of \$1,120,000, or \$346.00 per square foot of building area. This is more than a 138% increase above the costs of the prior assemblage. Assuming a \$40.00 per square foot nominal FAR land value and 150% premium for the final parcel indicates an assemblage value for the alley of \$1,426,000, or \$200.00 per square foot of "dirt".

Of course, at some point, the asking price of the property would make the proposed development economically unfeasible, and the assemblage owners would make alternative plans for the divided assemblage. Therefore, the price of the alley is that price that maximizes return to the alley owner, but retains the financial feasibility to the buyer of the redevelopment of the total assemblage. This point may be determined by negotiations between the buyer and seller, which may or may not result in the transfer of the property.

Attachment:

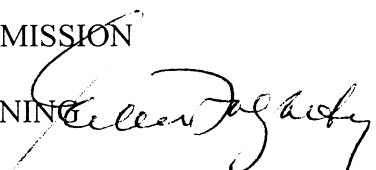
i- Department Report (including Plat)

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 17, 2003

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 

SUBJECT: DSUP #2003-0020; VAC #2003- 0003 - SOUTH WASHINGTON STREET, 801-833 SOUTH WASHINGTON ST., 712-712 JEFFERSON ST., AND 806-828 SOUTH COLUMBUS ST.

At the October 7, 2003, Planning Commission hearing, the Planning Commission voted unanimously to defer the applicant's requests in order to allow staff and the applicant to provide additional information regarding:

- Affordable Housing - Housing Trust Fund;
- Valuation of the public alley to be vacated;
- Off-street parking arrangements;
- Size of the proposed parking spaces;
- Transfer of floor area; and
- Open Space.

Following the Planning Commission hearing, staff and the applicant met to discuss and resolve these issues. The applicant has continued to meet with the retail tenants to discuss the off-street parking arrangements and the proposed valet parking operation.

A. Affordable Housing:

Following the Planning Commission hearing, the applicant submitted a revised analysis regarding the potential for on-site affordable housing. Based on the information submitted by the applicant, the cost to construct an affordable housing unit in this project is \$150,478. The standard \$1.00/gsf affordable housing contribution equates to approximately \$88,000 or less than one unit on site. If the affordable housing contribution and the vacation of the public alley were combined to provide on-site affordable housing, the total contribution would be approximately \$518,000, which equates to

three on-site units. The applicant is willing to either make the affordable housing contribution as recommended by staff and a separate vacation payment as set forth in the staff report, **or** apply the affordable housing contribution and the vacation payment toward the provision of on-site affordable housing in the form of 3 one-bedroom units at 60% of median income for 15 years and provide the surplus of approximately \$66,567 to the Affordable Housing Trust Fund.

Given that the combination of the proposed affordable housing contribution and the vacation payment would yield only three one-bedroom on-site affordable units to be subsidized for 15 years, staff continues to recommend that the applicant be required to make the affordable housing contribution. The affordable housing contribution will enable more affordable units in the City such as townhomes that are better suited to families and benefit the other programs associated with the Affordable Housing Trust Fund as described below.

The contributions to the affordable City's Housing Trust Fund are allocated by City Council during the regular budget process, or for special projects at the recommendation of the Affordable Housing Advisory Committee, a 12 member citizen committee appointed by City Council. Over \$11,000,000 has been collected since the fund's inception in 1993.

In terms of Housing Trust Fund expenditures, the largest single program is the Moderate Income Homeownership Program. This program provides down payment and closing cost assistance up to \$20,000 for moderate income households for the purchase of homes within the City. The households that are eligible for the closing cost assistance are households with an income up to \$79,500. The majority of the units that participate in the program are townhouses and condominiums. Since 1997, 150 households have received down payment and closing cost assistance through the program. A separate program for lower income home buyers is funded by federal monies.

Other programs funded by the Housing Trust Fund include:

- home ownership education and counseling for first time home buyers;
- transitional housing services for homeless persons;
- grants to non-profit housing providers to assist in their purchase or rehabilitation of affordable rental or sales housing units;
- Alexandria Christmas in April/Rebuilding for the rehabilitation of homes for low income homeowners;
- the seller's incentive fund, which offers a \$1,000 bonus to sellers who sell to buyers in City home ownership programs;
- Section 8 Housing Choice Voucher security deposit program to assist voucher holders in making security deposits; and
- installing accessibility enhancements for low income renters with disabilities.

B. Valuation of the Alley:

As calculated by the City Real Estate Office and discussed in the July 12, 2003, memorandum, using the practice for calculating fair market value that has been place since 1987, when the current process was adopted by City Council. Based upon the current process of the City for vacated public right-of-way, the fair market value of the alley is \$430,800. This value was determined by evaluating the current assessed values of adjoining properties. The proposed alley to be vacated in the middle of the block permits the transfer of floor area from the east to the west block as described in more detail below. Staff is continuing to evaluate the impacts that the vacation of the public alley have on the value of the alley and the value to the applicant of transferring the floor area ratio and will forward an updated memorandum regarding the value of the alley as a separate memorandum.

C. Off-Street Parking Arrangements:

Concerns expressed by the Commission and tenants during the last Planning Commission hearing included:

- long-term lease arrangements for the off-site parking locations during construction;
- providing valet parking during weekday lunch hours (11:00 p.m.- 2:00 pm.);
- providing a valet parking plan to be reviewed and approved by the City in consultation with the tenants; and
- providing monthly reports on the valet service to determine its effectiveness.

Long-term lease arrangements for off-site parking locations during construction:

The current staff recommendation (condition # 8 d) requires the applicant to provide parking spaces for each of the 87 parking spaces that are displaced during construction, free valet parking beginning at 6:00 p.m. on weekdays and beginning 1:00 p.m. on the weekends until the underground garage is available. However, the condition does not require a lease agreement for the period of construction. The length of the construction process until the underground parking garage becomes available is expected to be 12-18 months from the beginning of construction.

The applicant does have a lease agreement for the entire period of construction with the “Talbot’s” property directly adjacent to the site to lease the 16 parking spaces on the property during the evenings for the interim construction period. However, the parking arrangement for the remaining 74 parking spaces (50 spaces at 555 S. Washington Street and 24 spaces in the 600 block of S. Washington Street) is with the Old Club. If the Old Club is sold during the period of construction, the parking agreement could end. However, the building has been for sale for many years. In addition, the future owner may also consider continuation of the current parking agreement in order to collect revenue from the site during the processing of any plans and applications that would be required prior to occupying the building.

Since the Planning Commission meeting, the applicant has continued to explore potential parking options in the vicinity of the subject property but has been unable to secure any additional off-street parking spaces. The applicant spoke with the City to determine whether the parking area located at the corner of Church and South Washington Streets could be used by the applicant before the site is converted to the City's Freedman's Cemetery park. However, the timing of the demolition and construction of the project preclude the use of the lot. The applicant also spoke with the Chevy Chase Bank about the possibility of use of its parking lot; however, the Bank has several lease agreements for evening parking with adjoining uses. Finally, the applicant spoke with the Demaine Funeral Home on Gibbon Street to explore potential parking options in its parking lot. Due to the nature of its business, the funeral home is unable to encumber any of its parking spaces at any time.

Therefore, the applicant proposes to provide 74 off-street parking spaces owned by the Old Club and 11 spaces at the former Talbot's property located directly across Washington Street from the subject property, for a total of 85 spaces. Two additional tandem parking spaces are provided in the Talbot's lot to achieve the 87 replacement spaces.

The lack of a lease agreement is less than ideal. However, given the urban nature of the City these informal agreements occur for uses throughout the City, and in Old Town in particular, and often for extended periods of time. For example, the Old Presbyterian meeting house recently received a parking reduction partially based upon informal parking agreements with nearby uses including Safeway, Lyles Crouch and the Departmental Progressive Club for Sundays. In this case the use of the lots will be temporary and will probably occur for a period of 12-18 months.

The Old Club site likely will remain undeveloped and will likely be available during the expected period of construction of the underground garage. However, if the worst case scenario occurs and the Old Club parking is no longer available, the special use permit approval requires the provision of 87 off-site spaces (The 11 spaces at the Talbots lot do have a lease until the garage is completed). The elimination of the Old Club parking would require parking at Jones Point or angled parking on Green Street, which have been opposed by the adjoining residents or other alternatives and subsequent approval. There will also be valet parking plans that will involve the City and tenants to ensure that the valet parking service and locations are functional. With these assurances staff recommends approval.

Providing Valet parking during weekday lunch hours (11:00 p.m.- 2:00 pm.)

At the hearing, several restaurant operators expressed concern about the limited availability of on-street parking on weekdays at lunch time and requested that the applicant be required to provide valet parking at that time as well as weekday evenings and weekend afternoons and evenings. In response, the applicant has conducted additional parking counts Monday through Friday between the hours of 10:00 a.m. and 4:00 p.m. on weekdays within a one block of the site to determine the amount of on-street parking that is available during those times (parking study attached).

According to these parking counts, there are a minimum of 193 spaces available within one block of the site during these hours. As such, if all 87 cars displaced from the surface parking lot were parked within one block of the site, a minimum of 106 spaces would still be available on the street during those hours. Staff has reviewed this information and concurs that, given the number of on-street spaces available within one block of the site, valet service is unnecessary during those hours. The new staff condition #65 has a monthly review of the valet service, with the possibility of increasing the valet service if warranted which staff believes can address this concern as discussed in more detail below.

The other issue that was raised is the possibility of no tipping for the valet service. The current staff recommendation requires that the parking be free for retail patrons, although it does not specify no-tipping for the valet attendants. In conversations with several valet parking services, the management described the tip as part of their normal business model similar to other service professions such as waiters-waitresses where a tip or the possibility of a tip enhances the overall service. In this case, given the business model for the valet service, the fact that the valet stand(s) will have signs that clearly indicate that the parking is complimentary, and the fact that tipping is voluntary staff has not included a condition that precludes tipping for the valet attendants.

Valet Parking Plan - Monthly Reports:

The tenants requested approval of a valet parking plan that would outline the valet parking operations, including the number of attendants, number of valet stations and routes for drop-offs and pick-ups. The plan would be submitted to Planning & Zoning and Transportation and Environmental Services for approval in consultation with the tenants. A new staff recommendation of approval condition #64 has been added to address this issue. The tenants also requested monthly reports on the valet parking operations to determine the effectiveness of the valet parking service. A new staff recommendation of approval condition #65 has been added to ensure that the valet parking service is effective and if circumstances warrant expanding the hours of valet operation.

D. Parking Space Size:

A concern was expressed about the proposed size of the parking spaces within the parking structure. The applicant has proposed to provide a mix of standard, compact, and "hybrid" size spaces to ensure that the garage is functional. The applicant is proposing a "hybrid" parking space (8.5' x 18.5') that is standard length but 6 inches less in width than a standard space and therefore, "technically" is a compact parking space, although practically it functions as a standard space. In addition to the parking space dimension, the other critical component is the width of the drive aisle. Underground garages where circulation and turning movements are constricted, usually include a high percentage of compact spaces (8 ft. x 16 ft.) and a reduced (20 ft.) wide drive aisle. In this case, the applicant is proposing standard width drive aisles (22 ft.) and reducing the width of 15 parking

spaces. Of the 225 spaces that are provided, 79 (35%) of the spaces are compact parking spaces. Staff supports the provision of a limited amount of compact parking spaces, because it enables the replacement of the 87 retail spaces with 98 spaces, which helps provide additional parking for the retail tenants and minimizes the possibility of spillover parking into the adjoining residential neighborhoods.

E. Project Density - Transfer Of Floor Area:

The applicant is seeking special use permit approval to increase the allowed floor area ratio (FAR) from 1.0 to 1.5 in the CRMU-L/ Commercial Residential Mixed Use-Low zone. Prior to 1992, the City was concerned that the block would undergo redevelopment pressure for high density commercial uses, and in 1992, the property was rezoned from C-2 to CRMU-L to provide for a lower overall FAR from 3.0 to 1.0 and 1.5 with a special use permit. The intent of the zone is to "...promote the development of mixed use projects by allowing greater densities than would otherwise be permitted to the extent the proposed mix of uses, design and location warrant."

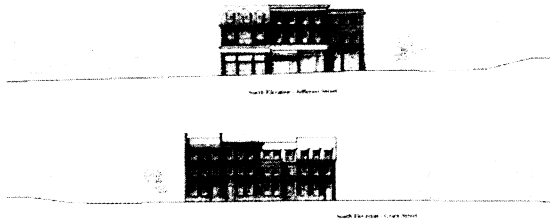
The applicant is requesting approval to transfer the "unused" floor area from the properties developed with the existing retail uses. The Master Plan acknowledged that the entire block would likely redevelop in the future and recommended both the rezoning of it from C-2 to CRMU-L for the reasons discussed above and the retention of the existing retail uses. The Master Plan states: "It is the City's desire that retail uses along Washington Street be preserved. However it is recognized that this comprises almost an entire City block and may be subject to redevelopment pressure. Should redevelopment occur, the intent of the CRMU-L designation is to encourage commercial uses along South Washington Street and residential uses oriented along South Columbus Street to provide a transition to existing adjacent residential development." The retention of retail uses seems to imply that the remaining density allowed on those parcels could be transferred in this case with a special use permit to the rear of the block.

The Zoning Ordinance does permit the transfer of floor area in several zone including the CRMU zones. Section 1-400(B)(3)(c) of the Zoning Ordinance states that ... "development in a CRMU zone or for a cluster development may request that the land covered by the application be treated as a 'tract' for the purposes of calculating floor area ratio and density so as to achieve an overall figure that meets the requirements of the zone without regard to compliance on a lot by lot basis." The intent of this provision is to allow flexibility to encourage more innovative design and site planning. The transfer and reallocation of density on the subject property is therefore permitted and anticipated by the Master Plan which anticipated the future redevelopment of this block and sought to encourage the retention of the existing retail uses with the provision of new residential uses on South Columbus Street as a transition in use from South Washington Street.

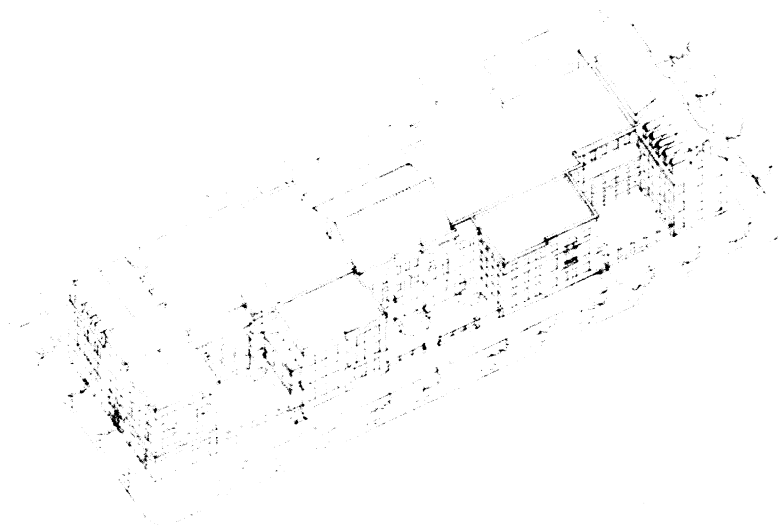
The applicant is requesting approval to "transfer" approximately 15,000 sq.ft. of floor area that is not being utilized by the eastern portion of the block occupied by the commercial building to the western portion of the block to the proposed residential development. In addition the applicant is requesting vacation of the internal public alley and use of the floor area from the alley for a transfer of approximately 25,000 sq.ft. to the proposed residential development.

As discussed in more detail in the attached staff report, it was the position of staff and the community from the initial concept meetings with the applicant, that the existing retail buildings on Washington Street should be retained. The existing, neighborhood-serving retail uses on South Washington Street create an active and vibrant retail node that provides a benefit to residents City-wide. The existing small scale commercial buildings also provide beneficial neighborhood serving uses but also maintain the existing character of the Washington Memorial Parkway. The transfer of floor area provides the benefit of ensuring that the floor area ratio on the eastern block adjacent to the Parkway is not increased, which has been a concern of staff, the National Park Service and the Board of Architectural Review.

Jefferson and Green Street Elevations



Columbus Street Elevations



The issue then becomes whether the resulting floor area that is being transferred to the western portion of the block can be done in a manner that is consistent with the context of the existing neighborhood. In this case, there were a lot of initial concerns regarding the initial massing that were raised throughout the process by staff, the community and the Board of Architectural Review. The applicant has been responsive in significantly revising the massing and building footprint throughout the process. The building is essentially a three level building. The central portion of the building is four levels, although it is designed to appear as three levels with the fourth level designed as dormers rather than a separate level. The building is designed as a series of townhouses in plan and with a significant amount of articulation to reduce the perceived mass of the building. The building on Columbus Street is setback 14 ft. to 37 ft. for the central portion of the building.

F. Open Space Calculations and Location:

Section 5-107 of Zoning Ordinance states that “Each residential development *or residential portion of the a mixed use development* shall provide a minimum of 40 percent of land area as open and usable space; provided, however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish.” The open space requirement as stated within the ordinance is for the “*residential portion of the a mixed use development.*” This is similar to many of the other commercial zones that do not have an open space requirement.

In this case, the applicant proposes to provide a total of 17,182 sq. ft., or 42.9% open space. Of the total open space, 9,441 sq.ft. (23.6%) will be at ground level and 7,741 sq. ft.(19.3%) will consist of rooftop terraces. The alley is not included as part of the provided open space calculations.

View of Columbus Street Courtyard



View from the corner of Columbus and Jefferson Streets



Staff has no objection to the provision of the rooftop terraces with the condition that the space be designed to function as high-quality and usable space for residents and that the areas include features such as seating, pedestrian scale lighting, varied and high quality paving materials, and a significant amount of landscaping, including an irrigation system.

The proposed open space courtyard spaces adjacent to Columbus Street are visually accessible from Columbus Street, consistent with the existing development pattern of the adjoining neighborhoods, and will provide a significant amount of landscaping, trees and visual relief that will significantly enhance the adjoining streetscape. Staff is also recommending that the central open space area be accessible to the public. Requiring that the courtyard be publically accessible will enable the open space, landscaping and seating areas to be utilized by the residents of the proposed facility but also the adjoining residents.

Table 1

800 S. Washington Street

Parking Availability Within Zonal Regions

Thursday - 10/16/03

Time	Measurement	800 Block			Within One Block		
		Short Term	Long Term	Total	Short Term	Long Term	Total
10:00 AM	Supply	35	10	45	279	130	409
	Occupancy	10	7	17	111	70	181
	Vacancy	25	3	28	168	60	228
12:00 PM	Supply	35	10	45	279	130	409
	Occupancy	21	5	26	120	57	177
	Vacancy	14	5	19	159	73	232
2:00 PM	Supply	35	10	45	279	130	409
	Occupancy	16	7	23	124	72	196
	Vacancy	19	3	22	155	58	213
4:00 PM	Supply	35	10	45	279	130	409
	Occupancy	9	7	16	126	83	209
	Vacancy	26	3	29	153	47	200

25

Table 2
 800 S. Washington Street
 Parking Availability Within Zonal Regions
 Friday - 10/17/03

Time	Measurement	800 Block			Within One Block		
		Short Term	Long Term	Total	Short Term	Long Term	Total
10:00 AM	Supply	35	10	45	279	130	409
	Occupancy	10	8	18	104	80	184
	Vacancy	25	2	27	175	50	225
12:00 PM	Supply	35	10	45	279	130	409
	Occupancy	22	7	29	119	74	193
	Vacancy	13	3	16	160	56	216
2:00 PM	Supply	35	10	45	279	130	409
	Occupancy	27	8	35	140	76	216
	Vacancy	8	2	10	139	54	193
4:00 PM	Supply	35	10	45	279	130	409
	Occupancy	10	7	17	122	75	197
	Vacancy	25	3	28	157	55	212

26

Table 3
800 S. Washington Street
Parking Availability Within Zonal Regions
Monday - 10/20/03

Time	Measurement	800 Block			Within One Block		
		Short Term	Long Term	Total	Short Term	Long Term	Total
10:00 AM	Supply	35	10	45	279	130	409
	Occupancy	10	8	18	95	71	166
	Vacancy	25	2	27	184	59	243
12:00 PM	Supply	35	10	45	279	130	409
	Occupancy	17	9	26	122	75	197
	Vacancy	18	1	19	157	55	212
2:00 PM	Supply	35	10	45	279	130	409
	Occupancy	12	8	20	112	74	186
	Vacancy	23	2	25	167	56	223
4:00 PM	Supply	35	10	45	279	130	409
	Occupancy	8	8	16	110	70	180
	Vacancy	27	2	29	169	60	229

27

Table 4
 800 S. Washington Street
 Parking Availability Within Zonal Regions
 Tuesday - 10/21/03

Time	Measurement	800 Block			Within One Block		
		Short Term	Long Term	Total	Short Term	Long Term	Total
10:00 AM	Supply	35	10	45	279	130	409
	Occupancy	9	6	15	87	58	145
	Vacancy	26	4	30	192	72	264
12:00 PM	Supply	35	10	45	279	130	409
	Occupancy	9	5	14	98	54	152
	Vacancy	26	5	31	181	76	257
2:00 PM	Supply	35	10	45	279	130	409
	Occupancy	16	4	20	125	67	192
	Vacancy	19	6	25	154	63	217
4:00 PM	Supply	35	10	45	279	130	409
	Occupancy	9	5	14	118	65	183
	Vacancy	26	5	31	161	65	226

28

Table 5
 800 S. Washington Street
 Parking Availability Within Zonal Regions
 Wednesday - 10/22/03

Time	Measurement	800 Block			Within One Block		
		Short Term	Long Term	Total	Short Term	Long Term	Total
10:00 AM	Supply	35	10	45	279	130	409
	Occupancy	15	3	18	127	65	192
	Vacancy	20	7	27	152	65	217
12:00 PM	Supply	35	10	45	279	130	409
	Occupancy	19	9	28	127	75	202
	Vacancy	16	1	17	152	55	207
2:00 PM	Supply	35	10	45	279	130	409
	Occupancy	22	6	28	133	74	207
	Vacancy	13	4	17	146	56	202
4:00 PM	Supply	35	10	45	279	130	409
	Occupancy	4	5	9	109	67	176
	Vacancy	31	5	36	170	63	233

29

NOV-18-2003 15:57

ATLANTIC

2024665050

P.02/03



Atlantic Services Group

Atlantic Valet • Atlantic Parking • Atlantic Transportation
2175 K Street, NW, Suite 120
Washington, DC 20037
Voice: (202) 466-5050
Fax: (202) 466-7194
Web: atlanticservicesgroup.com

November 14, 2003

Washington Real Estate Investment Trust
H. Michael Schwartzman
Director, Development
6110 Executive Blvd.
Suite 800
Rockville, MD 20852

Dear Michael:

In response to your request for additional information regarding the valet parking for the South Washington Street Valet Service, the following shall outline the key elements for the management of the service. As the area's premier provider of parking and transportation services, Atlantic Valet places a great emphasis on customer service, appearance of staff and quality assurance, while maintaining an efficient operation where expenses are examined at all times. Atlantic has been providing high-end valet services for more than 19 years. Currently, we operate parking services for more than 50 restaurants, clubs and parking garages as well as 2500 special events each year. Based upon this experience, Atlantic fully understands the levels of service required to successfully manage the parking at South Washington Street. We look forward to the opportunity to partner with you in providing your tenants and their patrons with the most effective and efficient parking solutions while ensuring that neighbor sensitivity is in place at all times.

It is our understanding that the proposed off-site parking will be located at The Old Club at 555 South Washington Street, the Church lot across the street from The Old Club and 728 South Washington Street. These proposed spaces will be more than sufficient to accommodate the anticipated number of cars that will utilize the valet service. Atlantic's team of parkers will utilize the lots based on their proximity to the valet stand whereby closer spaces will be 'reserved' for heavy rush times.

Atlantic will place a valet stand at the predetermined location on South Washington Street. This stand will be a valet podium (similar to the podiums utilized for the valet service that Atlantic manages for the Georgetown Bid's valet parking program). Attached to the podium will be a valet sign that will inform all patrons that the valet service is complimentary. Each patron will pull up to the valet stand on South Washington where the manager/attendant shall greet each customer by opening their car doors and assisting in any way possible. Valet parkers will then provide the driver with a claim check of a sequentially numbered ticket and shall place the windshield stub of the numbered ticket on the windshield of the

visitor's car. The valet will then park the car in the designated parking area. Once each car is parked, the valet(s) shall return all keys to the secured valet stand. As the individual departs, they will turn their claim check over to the valet who will return the vehicle to the valet stand. Retrieval time will be approximately 3-5 minutes. Atlantic will staff the operation based on an agreed upon time schedule (Monday - Friday from 6:00PM - 3:00AM or until the last car leaves, whichever is first; Saturday - Sunday from 2:00PM - 3:00AM or until the last car leaves, whichever is first).

Valet attendant(s) will be fully uniformed at all times. Our uniform includes black trousers, black shoes, blue polo shirt with a logo and name tag (for summer) and white buttoned down shirt, black bow tie and blue jacket with an AV logo and name tag (for winter).

In terms of staffing requirements, Atlantic maintains complete flexibility on a nightly basis. We anticipate running the service with 4 valets Sunday through Thursday and 5 valets Friday - Saturday. By tracking volume of cars parked on a nightly basis, Atlantic can predict scheduling needs on a weekly basis. Of course, in the beginning (until volume patterns are established), Atlantic will overstaff the operation in order to ensure the quality of the service.

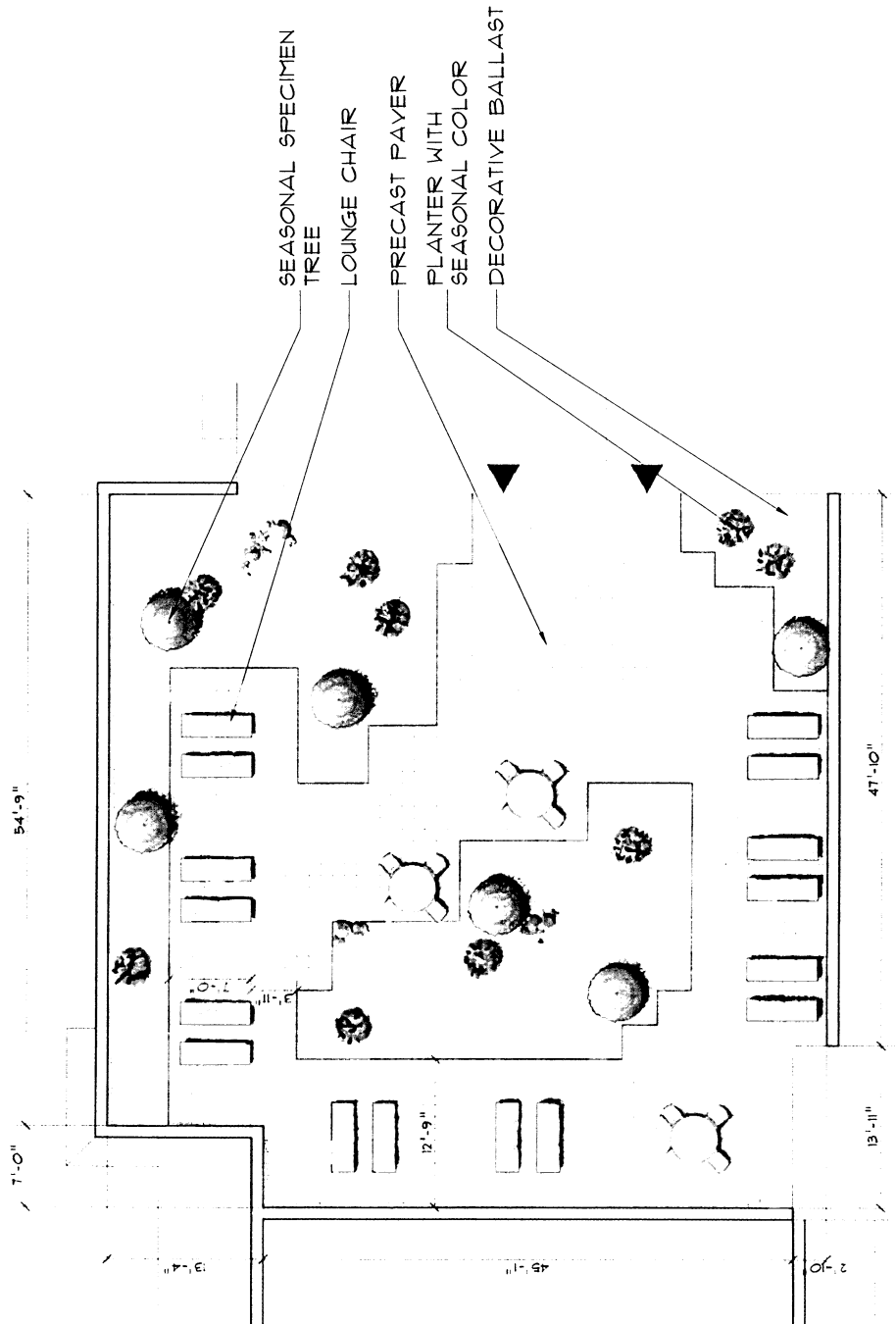
Overall, Atlantic will work closely with property management and the retail tenants to create a user-friendly valet service that the patrons of the 800 block of South Washington Street will take advantage of as a great service amenity while patronizing the properties tenants.

Should you have any further questions, please do not hesitate to contact me at 202-466-5050.

Sincerely,



Martin Janis



1 NORTH ROOF TERRACE ENLARGEMENT

Scale: 1" = 10'-0"

PLAN



Docket Item #11-A
DEVELOPMENT SPECIAL USE PERMIT #2003-0020
SOUTH WASHINGTON STREET

Planning Commission Meeting
December 2, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of a multi-family residential building with retention of existing retail along South Washington Street and new ground floor retail along Jefferson Street.

APPLICANT: WRIT
by M. Catharine Puskar, attorney

LOCATION: 801-833 South Washington Street, 712-728 Jefferson Street, and 806-828 South Columbus Street

ZONE: CRMU-L/Commercial Retail Mixed Use - Low

PLANNING COMMISSION ACTION, DECEMBER 2, 2003: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend **approval** of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, as amended. The motion carried on a vote of 6 to 0 to 1, with Mr. Dunn abstaining.

Reason: The Planning Commission agreed with the staff analysis but added condition #1h to ensure compliance with Washington Street Standards and revised condition #21 requiring the provision of three on-site affordable units.

M. Catharine Puskar, attorney, representing the applicant.

Lee Quill, architect, representing the applicant.

Poul Hertel, 1217 Michigan Court, discussed the Washington Street Standards and concern that the building required additional refinement to comply with the Washington Street Standards.

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003: By unanimous consent, the Planning Commission **deferred** the request.

PLANNING COMMISSION ACTION, OCTOBER 7, 2003: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to **defer** this item. The motion carried on a vote of 7 to 0.

Reason: The Commission expressed concern about the proposed valet service and the impacts on the existing retail uses, including the inclusion of the additional conditions requested by the restaurant and retail tenants, the provision of affordable housing units, the size of the underground parking spaces; the proposed open space and density of the project. Members of the Commission also questioned the value of the vacation of the public alley.

Speakers:

Joe Corey, owner and operator of the Faccia Luna restaurant at 829 South Washington Street, expressed concern that the valet parking and elimination of the surface parking as proposed is not viable. He submitted proposed condition language that would require the applicant to submit copies of fully executed leases for the off-site parking spaces with parking guaranteed during the period of construction, to provide a detailed plan regarding valet operations for review and comment by the retail businesses, with City oversight of the valet parking service to ensure it operates effectively, and to require valet service between 11:00 a.m. and 2:00 p.m. on weekdays. He stated that valet service during the weekday lunch period was critical as 80 percent of business occurs at that time.

Susan Cox, 566 North West Street, requested that the Planning Commission keep the retailers' interests in mind when considering the applicant's requests. She commented on the proposed open space and recommended that the applicant be required to provide on-site affordable housing units.

Tom Jackson, partner in the Southside 815 restaurant located at 815 South Washington Street, stated that they are in the same position as Mr. Corey in that they depend heavily on the surface parking. He clarified that he was concerned about parking during the construction of the proposed building, and that he supports the condition language requested by Mr. Corey to ensure as minimal a disruption to his business as possible.

Ben Benson, owner of the Southside 815 restaurant, stated that his greatest concern is the loss of business and the livelihood of the business. He stated that their current lease entitles them to the surface parking spaces and expressed concern that lunch-time restaurant patrons would not drive around the block in search of parking.

Poul Hertel, 1217 Michigan Court, expressed concern about the applicant's request for a vacation of the public alley. He stated that he believed the proposed building is too big and that its back faces Washington Street and the lack of an alley as required by the Washington Street Standards.

John Kurtz, owner of the Southside 815 restaurant, expressed the same concerns as Mr. Corey and his partners and asked that the Planning Commission consider Mr. Corey's requested conditions.

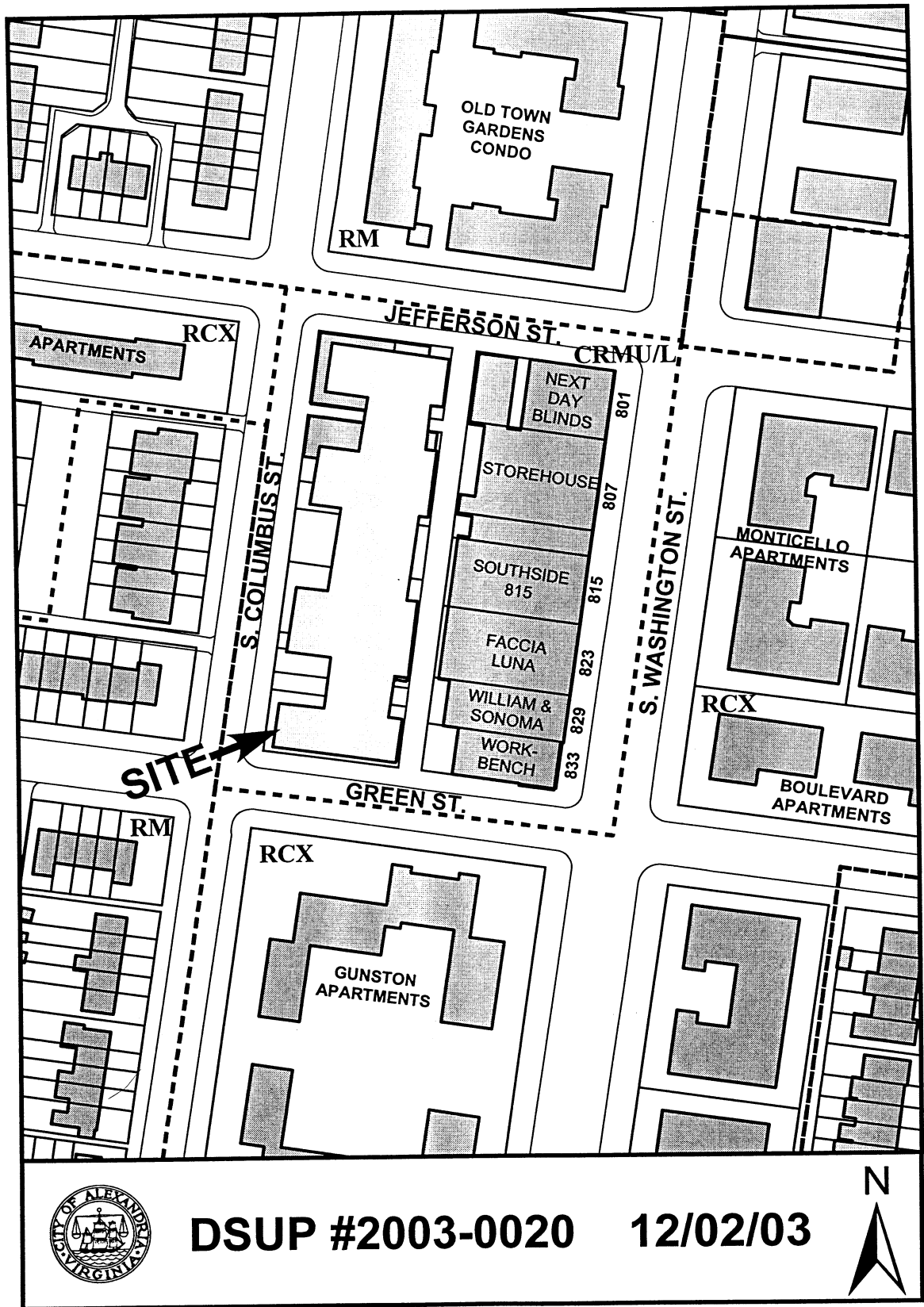
Carolyn Merck, president of the Old Town Civic Association, stated that the Association generally supports the staff recommendation and conditions. She stated that the Association would like to see the density of the building reduced and more ground level open space be provided, and encouraged the applicant to work with the retailers. She stated that the project will bring value to the

neighborhood and that the project's success lies in the user-friendliness of the underground parking. Ms. Merck stated that she would like the number of compact size parking spaces reduced to not more than 10% retail spaces and not more than 25% for residential spaces, as people drive larger vehicles.

Linda Couture, 422 North Union Street, expressed concern that the development proposal threatens the existing small, independent retailers and that affordable housing units should be provided on-site within the development, and not as a contribution.

M. Catharine Puskar, attorney, representing the applicant.

Lee Quill, architect, representing the applicant.



A. SUMMARY:

The applicant is requesting a development special use permit to increase the allowable floor area ratio (F.A.R.) from 1.0 to 1.5 in order to construct a 75 unit multi-family apartment on the site of an existing surface parking lot at 800 South Washington Street. The applicant will retain the existing retail buildings on Washington Street and commercial businesses and will provide new underground parking for both the residential and retail uses.

The applicant has worked extensively with the City and the community to reduce the mass and height of the proposed building and to provide a well-designed building with useable ground level open space. The mass, scale, height and floor area ratio of the proposed building are generally consistent with the historical urban context of the neighborhood. The applicant is proposing to provide approximately 9,000 sq. ft. ground-level open space on Jefferson Street. The proposed use is also consistent with the intent of the CRMU-L zone to promote mixed-use projects "by allowing greater densities than would otherwise be permitted to the extent the proposed mix of uses, design and location warranted." Staff recommends approval of the proposed application.

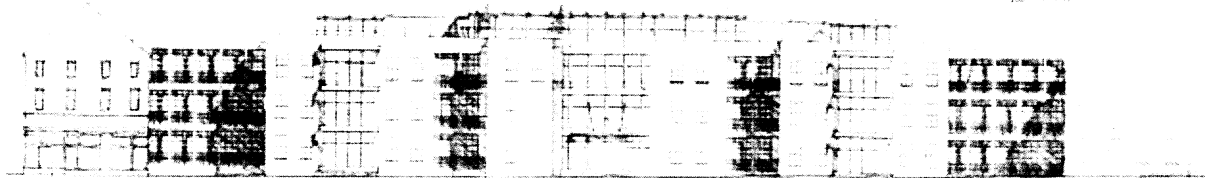
While the overall mass of the building are appropriate and have been approved by the Board of Architectural Review, there remain site issues that need to be resolved to ensure compatibility with the neighborhood, which are discussed in further detail below.

The applicant initially proposed a primarily four-level building with limited building articulation, ground level open space and setbacks. Given the prominent location of the proposed project and its proximity to a lower scale residential community, the initial submission raised significant concerns, which included:

- Ensuring a transition to the adjoining residential townhouse units;
- Providing useable, consolidated ground level open space and sizeable building setbacks;
- Reducing the mass and scale of the building to appear as a series of townhouses compatible with the community;
- Reducing the height of the building to minimize visibility from the Parkway;
- Complying with the Washington Street Standards;
- Providing building articulation to reduce the perceived mass of the building;
- Retaining the existing modest scale (1-2 story) retail buildings on South Washington Street;
- Ensuring that the existing retail uses are not negatively impacted by the redevelopment and can continue operating through the construction stage of the project; and
- Providing sufficient and convenient off-street parking for the commercial tenants, employees and customers during the period of construction, while minimizing the impact on the adjacent residential neighborhood.

In addition to the staff concerns, the adjoining residents and community raised issues regarding the compatibility of the project with the neighborhood, height and scale of the proposed building, parking, and disruption to the existing retail uses. In response to those concerns, numerous meetings were held with the City, the applicant and the community over a period of several months. During this time, staff worked with the applicant to address these issues. Through this iterative process with the City and the community, conceptual plans were developed which addressed many of the concerns that were raised. They were reviewed by the Board of Architectural Review where additional changes to the building regarding height and areas visible from the Parkway occurred.

The following illustrations depict the evolution of the building design and the final conceptual approval by the BAR. The final design elements and materials will require subsequent BAR review and approval.



West Elevation - South Columbus Street

Original Proposed Elevation



West Elevation - South Columbus Street

Revised Elevation

Through the conceptual review process, the proposed multi-family building was redesigned to:

- lower the height of the building by eliminating most of the fourth floor;
- provide varied rooflines; and
- provide three building bays each with sizeable areas of consolidated open space.

These changes have reduced the visibility of the building from the Parkway and created the appearance of separate "townhouse style" buildings along Columbus and Green Streets.

The building design was revised to be consistent with the historic buildings along Washington Street. The front facade along South Columbus Street was better articulated, with townhouse-like forms incorporated to replicate the existing mass and scale of the townhomes across South Columbus Street. The creation of a more articulated building facade, coupled with consolidated areas of ground level open space, will visually enhance the streetscape along South Columbus Street. The massing on Jefferson and Green streets are similar to the massing of other buildings in the immediate vicinity of the site.

Remaining Issues:

In reviewing requests for a special use permit to increase the permitted F.A.R., the issue for City staff, the Planning Commission, and City Council is whether the proposed building is compatible with the existing neighborhood. While the overall mass and scale of the proposed building is appropriate, there are elements of the site plan, landscaping, parking and building design that need to be resolved in order to ensure compatibility with the commercial (Washington Street) and the primarily residential (Jefferson, Columbus and Green Streets) neighborhood. These include:

- Adequate parking to ensure the retention of the existing retail uses;
- Building design; and
- Open space and landscaping.

Adequate Parking:

A concern of staff is the provision of parking spaces during the construction of the proposed building so that displacement of the existing 87 parking spaces does not negatively impact the existing retail uses or cause overflow parking that would negatively impact the adjoining residential neighborhood streets. To address this concern, the applicant has secured off-street parking at the following locations:

1. 555 South Washington Street (located two blocks north of the site), 50 parking spaces.
2. Roberts Memorial United Methodist Church on Gibbon Street, 24 spaces.
3. Parking lot located on the east side of South Washington Street (behind the former Talbot's), 16 spaces.

Employees will park in the off-site locations (#1 and #2) on a daily basis. Valet parking will be provided after 6:00 p.m. daily in all parking lots to meet retail patron parking demands. Staff is especially concerned about parking on weekend afternoons, when demand is high and fewer parking

spaces are available, and has included a condition requiring the applicant to provide valet service beginning at 1:00 pm on weekend days. In addition, a recommendation of approval is the submission of a parking management plan which outlines the mechanisms to maximize the use of the parking garage, including free parking for retail patrons; discounted mass transit for residents of the proposed building; free valet parking until the underground garage is operational, and parking for construction workers. With these provisions, staff supports the applicant's proposal to provide interim off-site and valet service parking during the construction of the building.

Building Design:

The project is consistent with the Washington Street standards with respect to building massing style and design. To ensure that the building materials will continue to be high quality, staff has included a recommendation of approval that the materials be brick, precast or stone. To provide the appearance of individual townhomes, conditions have been included that require individual entrances on the street frontages, variation in materials between units and historically appropriate proportions. With these conditions, the proposed building will be a high quality building and compatible with the context of the neighborhood and intent of the Washington Street Standards.

Open Space- Landscaping:

The proposed open space and landscaping on Columbus Street will provide a considerable amount of open space and visual relief, and will significantly enhance the adjoining streetscape. Staff is recommending that the applicant be required to provide more amenities such as benches, landscaping and other features to ensure that all proposed open space areas are useable. A recommendation of approval is that the central open space on Columbus Street and in front of the building will be publically accessible, which will enable the open space to be utilized by the residents of the proposed facility but also the adjoining residents.

Conclusion

Staff recommends approval of the development special use permit request, with site plan, and an increase in the floor area ratio from 1.0 to 1.5. The proposed development will provide significant public benefit through a well-designed, high quality building with a mix of ground-floor retail and residential uses, underground parking for the existing and proposed retail and residential uses, quality open space that is both visually and publicly accessible, and streetscape improvements in the form of brick sidewalks and new street trees along Jefferson, Green and South Columbus Streets.

The staff recommendation is predicated upon addressing the site issues related to open space and architectural design of the South Columbus Street facade, through the conditions outlined within the report. Resolution of these issues, as proposed by staff, will result in a development that is compatible with the context of the adjoining neighborhood.

B. BACKGROUND:

The applicant, WRIT is requesting approval of a development special use permit with site plan to increase the floor area ratio (F.A.R.) from 1.0 to 1.5 to construct a 75 unit multi-family building. The site is comprised of 10 lots of record that total 87,171 sq. ft. with frontage on Jefferson, Green, and South Columbus Streets. The site is primarily occupied by a 87 space surface parking lot and a 10,603 sq. ft. commercial building. An existing 20 ft. wide public alley bisects the property. The applicant also requests approval to vacate the 20-ft public alley (VAC#2003-003). The proposal requires subsequent final design approval by the Board of Architectural Review. Because of its location on Washington Street, the project is subject not only to the generally applicable site plan requirements and historic district standards, but also to the City's newly adopted Washington Street Standards.

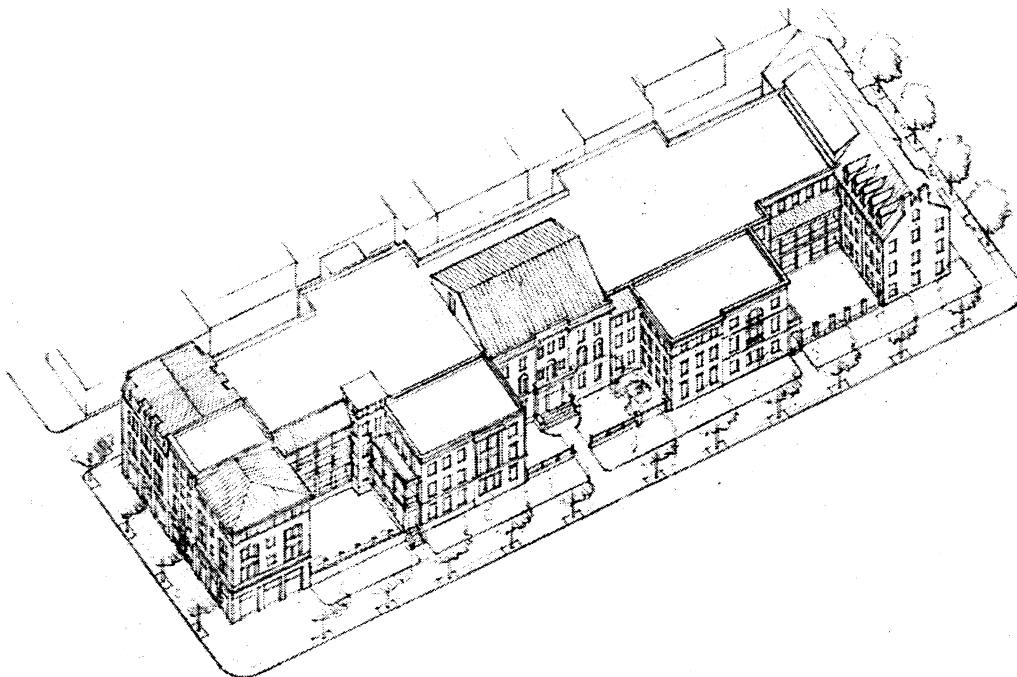
To the east of the site is property zoned RM/Townhouse Zone and RCX/Medium Density Apartment Zone (Jefferson Commons). Directly north of the site is zoned RM/Townhouse Zone (Old Town Garden Condominiums). To the northeast of the site is the vacant Talbots property zoned CL/Commercial Low zone, and to the south of the site the properties are zoned RCX/Medium Density Apartment Zone (Gunston and Boulevard Apartments).



C. PROPOSED DEVELOPMENT:

The proposed building is located on a rectangular shaped site that is located at the visually prominent intersection of Jefferson, Columbus and Green Streets. The footprint of the building is approximately 340 ft. x 100 ft. The 75 unit multi-family building will consist of 47 one-bedroom units and 28 two-bedroom units. The majority of the building is three levels with the central portion of the building being four levels. All of the multi-family units will be rental units that will be owned, operated and managed by WRIT. The existing 1-2 story 45,000 sq.ft. retail building and retail tenants on Washington Street will remain. The proposal will demolish the existing 10,603 sq.ft. 1-2 story retail building on Jefferson Street, although 4,372 sq.ft. of new ground floor retail space will be constructed to replace the commercial buildings that are being demolished.

While internally the proposed building will function as one multi-family building, externally the building will appear as a series of townhomes with individual entrances at the ground level. The building faces are articulated in a series of vertical bays, with portions of the buildings set back providing visual interest and providing additional areas for landscaping, open space and courtyards between the buildings and the adjoining public streets. The primary entrance to building is located on Columbus Street in the middle of the block recessed from the street. On the Green Street facade, the "townhouse" bays will have an at grade entrance for the units and "English basement" units that will be accessed partially below grade, which is similar to other townhomes within Old Town and the adjoining neighborhoods. On the Jefferson Street facade, the buildings will appear as a series of mixed- use buildings with retail on the first floor and residential uses above.



The proposed building will be constructed over a two-level underground parking garage. A total of 225 parking spaces will be provided and will consist of the required residential parking (110 spaces), plus 15% visitor parking spaces (17 spaces), the replacement of the 87 existing retail parking spaces, and 11 additional retail spaces. The retail parking spaces will be located on the first floor of the garage. Residential parking spaces will be located on the bottom floor of the garage, with a gate to separate the retail/visitor spaces from the residential spaces. Controlled access will be provided for the underground garage. Access to the underground parking will be provided via an internal private alley from Jefferson Street.

The eastern portion of the alley will serve as access to the underground parking. Vehicle access on the central and southern portions of the alley will be limited to the occasional delivery vehicle; otherwise, this portion of the alley will primarily serve as pedestrian access. The applicant has provided 2 on-site loading spaces on the internal private alley. Additionally, areas for trash are also located on this elevation. There are separate trash collection areas to service the residential building as well as the business.

D. Zoning:

The property is zoned CRMU-L which permits a mix of retail and residential uses, a maximum height of 50 ft., and a 1.0 FAR and up to 1.5 with a special use permit.

The applicant seeks the vacation in order to transfer floor area ratio from the parcels along South Washington Street, which are developed with restaurant and retail uses, to the western portion of the site. The transfer of density is permitted within the CRMU zone and will enable the applicant to construct a 75-unit multifamily residential apartment building, including underground parking (DSUP #2003-0020). Without approval of the vacation, the transfer of floor area from the eastern portion to the western portion of the site would not be permitted.

800 South Washington Street		
Property Address:	801-833 S. Washington St, 712-728 Jefferson St., and 806-828 S.Columbus St.	
Total Site Area:	87,171 square feet (2.0012 acres)	
Zone:	CRMU-L/Commercial Residential Mixed Use Low	
Current Use:	Retail, personal service and surface parking	
Proposed Use:	Multi-family Residential and Retail	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	130,757 square feet	137,305 square feet
FAR	1.0/1.5 with SUP	1.5
Yards	n/a	n/a
Height	50 feet	50 feet
Open Space	40% 16,022 square feet	42.9% 17,183 square feet
Parking	110 residential 15% residential visitor 87 retail 197 TOTAL	110 residential 15% (17 residential visitor) 98 retail 225 TOTAL

E. STAFF ANALYSIS:

Staff is recommending approval of the proposed multi-family use and ground floor retail uses on Jefferson Street. The applicant has worked extensively with staff and the adjoining residents to revise the design of the building, changing the building footprint, increasing building articulation, and refining the details of the building in order to address initial staff concerns regarding mass, scale and compatibility with the adjacent residences. The applicant has also continued to make additional refinements to the design at the direction of the Board of Architectural Review. Given its prominent location, the building will visually prominent within Old Town. The proposed building height of the building is an appropriate transition between the lower-scale townhomes on Columbus Street and the multi-family uses on Jefferson and Green Streets and the retail uses on Washington Street. While staff recommends approval of the proposed F.A.R., the recommendation is contingent upon the pedestrian improvements, additional landscaping and refinements to the design of the building.

In addition to the overall mass and scale staff's initial concerns about the project included:

- Retention of the Existing Retail Uses on Washington Street:
- Retail Parking.
- Affordable Housing.
- Provide High Quality Building Design.

Retention of the Existing Retail Uses on Washington Street:

The existing, neighborhood-serving retail uses on South Washington Street create an active and vibrant retail node that provides a benefit to residents City-wide. There was a strong sentiment from staff and the adjoining residents to retain the existing small scale commercial buildings in which the uses are located, and based upon this input from staff and the adjoining residents, the demolition or partial demolition of the buildings on Washington Street was not considered by the applicant as redevelopment of this block was discussed.



Beyond this concern, staff is also concerned about the provision of parking spaces during the construction of the building to ensure that the displacement of the existing 87 surface parking spaces does not negatively impact the existing retail uses or cause overflow parking that would negatively impact the adjoining residential neighborhood streets. In fact, two of the tenants (Laura Ashley and Workbench) have closed or are in the process of closing.

There is also a concern that the construction of the building would temporarily close the internal alley forcing loading/unloading operations to occur in the adjoining residential neighborhoods. To address this concern for both adjacent residents and retailers, staff recommends a condition that, during the intervals of construction when the alley is not available, temporary loading areas will be provided on the street subject to the review and approval of the Director of T&ES.

Retail Parking:

At the request of staff, the applicant prepared a parking study to determine the availability of on-street parking in the vicinity of the site to ensure that adequate parking is available for the retail uses during construction and to minimize any negative impacts on the adjoining residential neighborhoods.

DSUP #2003-0020
SOUTH WASHINGTON STREET

The parking study evaluated the on-street parking conditions in the afternoon and evening for Friday and Saturday, the peak parking demand for the retail and restaurant uses. The parking analysis considered three blocks to the west, north, south and east of the subject property. On-street parking is permitted on the adjoining streets with parking restrictions that range from no restrictions, to restricted parking on Washington Street on the northbound side from 7:00 a.m. to 4:00 p.m. and the southbound side from 4:00 p.m. to 6:00 p.m.

The following chart depicts the availability of parking immediately adjacent to the site and within a one, two and three block radius of the subject property as surveyed by the applicant:

LOCATION	# spaces	FRIDAY (unoccupied spaces)		SATURDAY (unoccupied spaces)	
		12:00 pm	10:00 pm	2:00 pm	8:00 pm
Adjacent to Washington Street block	45	21 (46%)	13 (28%)	3 (6%)	7 (15%)
1 block from Washington Street	413	239 (57%)	80 (19%)	124 (30%)	109 (26%)
2 blocks from Washington Street	606	320 (52%)	69 (11%)	157 (25%)	129 (21%)
3 blocks from Washington Street	803	416 (51%)	118 (14%)	234 (29 %)	160 (19%)
Total	1,867	996 (53%)	280 (14%)	518 (27%)	405 (21%)

As depicted in the table, a total of 413 spaces are located within a one block radius, which is approximately 300 ft. or a reasonable walking distance from the site. The above table averages the number and percentage of available parking spaces adjacent to the subject block and within one, two and three blocks of the site. The study also provides information on adjoining blocks within a moderate walking distance (two blocks) of the site where, depending on the time of day, significantly more parking spaces are available.

The retail parking demand at the site fluctuates during the day, with low demand during the mornings, moderate demand in the afternoons, and more intense parking demands in the later afternoon and evenings, with no spaces or very few spaces within a short to moderate walking distance of the site. The parking study clearly indicates that, during the evening, the loss of the on-site surface parking will create a deficiency of provided parking that needs to be addressed. For example, on Friday evening (10:00 p.m.), there were 80 spaces available, on Saturday evening (8:00 p.m.), there were 109 spaces available. The loss of the existing on-site parking spaces combined

with the demand for parking during the evening hours will force commercial patrons to seek parking on adjacent residential streets and compete with neighborhood residents for the limited on-street parking spaces that are available at that time. In addition, due to the construction of the new building, it is likely that many of the on-street parking spaces located immediately adjacent to the site, approximately 29 spaces, will be displaced, further reducing the number of available parking spaces adjoining the site.

While there is a clear parking deficiency of parking in the weekend evenings, there is also a limited number of parking spaces (124 spaces) within one block of the site on a Saturday afternoon. The number of available parking spaces is similar on Saturday afternoon (124 spaces) to the number of available spaces on Saturday evening (109 spaces).

While theoretically the 87 off-street surface parking spaces could be accommodated on the adjoining residential streets, this would significantly impact the availability of parking for residents, in that retail customers and residents would be competing for a limited number of on-street spaces, and would likely lengthen the distance that the retail patrons would have to walk between the parking and the site. Therefore, staff is recommending valet parking on weekday evenings and weekend afternoons and evenings to provide an appropriate balance between minimizing impacts on the retail uses and adjoining residents.

A minimum of 87 parking spaces will be provided at three off-site locations as discussed below. The hours of operation for the weekend afternoon valet service will be from 1:00 p.m. until one hour after the closing of restaurants. The hours of operation for the valet service on the weekdays will be from 6:00 p.m. until one hour after the closing of restaurants.

The valet parking during the weekday evenings, weekend afternoons and evenings will be provided at no cost to retail or restaurant patrons, by valet service, and will be heavily promoted to commercial patrons. The valet parking service will be free and will be provided for the duration of the construction until the underground parking may be utilized. The applicant has secured off-street parking at the following three facilities which will be reserved for the duration of the construction process:

- 555 S. Washington Street (located two blocks north of the site), providing 50 parking spaces;
- Roberts Memorial United Methodist Church on Gibbon Street, providing 24 spaces;
- Parking lot located on the east side of South Washington Street (behind the former Talbot's), providing 16 spaces.

Based upon the parking study, it appears that the proposed off-site parking can accommodate the anticipated parking demands during the construction of the project. While valet parking is less than ideal, it is the most viable option given the urban context of the site. Staff has also included, as a condition of approval, that the applicant provide parking for construction workers off-site and

encourage the workers to use mass transit by requiring the applicant to subsidize a minimum of 50% of the fees for mass transit for construction workers. The off-site parking lots described above will also be available for use by the construction employees. To ensure that applicant strictly enforces the parking policies, a recommendation has been included that requires a violation to be corrected within ten days, and that, if the violation is not corrected, construction will be halted until the violation has been corrected.

In addition to the staff recommendations that relate to parking during construction, staff is also recommending that the applicant implement a parking management plan to maximize the use of the underground parking garage by the retail employees and residents of the proposed building that include the following:

- Provide a bus shelter to encourage mass transit ridership.
- Prohibit the residents from obtaining residential parking permits to minimize parking in the adjoining residential neighborhoods.
- Provide free parking for retail patrons in the underground garage.
- Provide bicycle parking spaces for use by retail visitors/customers.
- Reserve the retail parking spaces within the lower level parking garage for retail patrons.

In order to ensure that the residential visitor parking spaces are not used as overflow retail parking, staff recommends that those spaces be relocated within the garage adjacent to the residential parking. It is important to ensure both that visitor parking is available for use by visitors and that residents are able to access their parking at all times. Therefore, a condition of approval will be that controlled access to the underground resident parking be separated from the retail parking and designed to provide convenient access to the underground parking for residents.

Based upon the provision of off-site parking and valet service and the parking management plan, staff believes that the negative impacts on the retail uses and adjoining residents will be minimized and staff therefore recommends approval of the proposed parking with the staff recommendations of approval.

Affordable Housing:

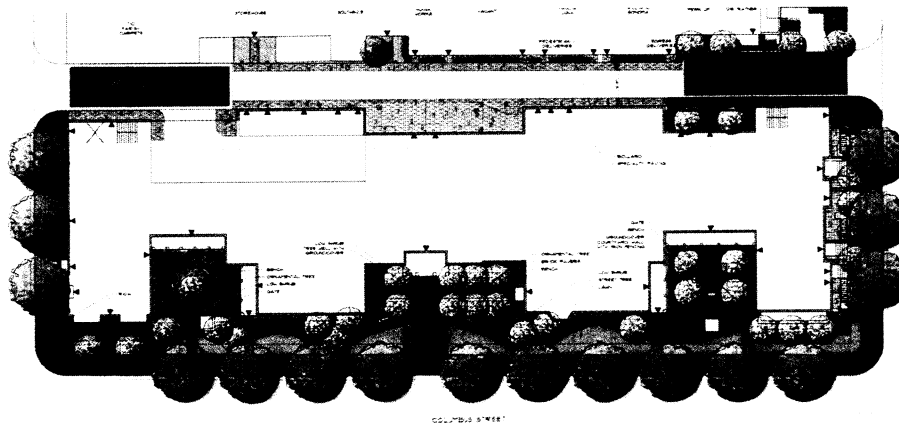
The recommendation for affordable housing is a contribution of \$1.00 per gross square foot of floor area rather than the provision of affordable units on-site. Discussions with the applicant regarding affordable housing began in November 2002. The contribution in this case (approximately \$88,000) might have allowed for one or two affordable rental units for twenty years; however, the units would be one-bedroom which are not suitable for a family, the target group for affordable housing. The other public benefits provided by the applicant are significant and warrant the standard contribution rather than one or two on-site affordable units.

The proposed development provides considerable public benefit, including a well-designed, high quality building that consists of a mix of uses, including ground-floor retail and residential uses, underground parking, quality ground level open space that is both visually and physically accessible, and streetscape improvements along Green, Jefferson and South Columbus Streets. With the conditions outlined within the staff report, the proposed development will be compatible with the development pattern of the existing neighborhood and building forms that are appropriate for this area of South Washington Street. The proposed residential development has been given concept approval for mass and scale by the Board of Architectural Review.

Open Space:

A minimum of 16,022 sq. ft. of open space is required; the applicant proposes to provide 17,183 sq. ft. Approximately 10,303 sq. ft., or 64%, of the required open space will be located at grade. The proposed open space courtyard spaces adjacent to Columbus Street are visually accessible from Columbus Street, consistent with the general context of the adjoining neighborhoods, and reinforcing and contributing to the established character and overall open space of the neighborhood. The remaining 6,880 sq. ft. of open space will be provided on two separate rooftop terraces. The applicant will also provide new streetscape improvements such as brick sidewalks and street trees within the public right-of-way along Jefferson Street, South Columbus Street and Green Street.

Proposed Landscaping Plan



F. RECOMMENDED REVISIONS TO THE PLAN:

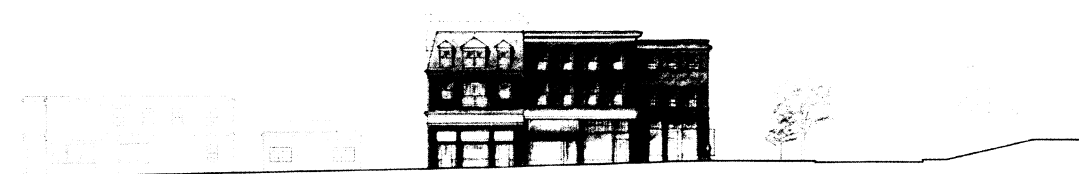
As previously discussed, the applicant has made significant changes to the plan in response to comments by staff and the community. However, staff believes that the project and its relationship to the surrounding community could be further improved by refining the design of the building, open space and parking.

Architectural Design and Details:

Staff's initial concerns during the development review process were predominately related to the bulk, mass, scale, articulation and visibility of the proposed building from South Washington Street. A fundamental issue addressed by the Standards and Guidelines for Washington Street is the massing and scale of new development. New buildings are required to be of a scale that is compatible with buildings of historic architectural merit located along Washington Street, and the massing and scale of the buildings should be similar to specific historic buildings utilized as prototypes for the new development. The proposed building was redesigned to incorporate more variation in heights, including lowering the height of most parts of the building, more variations in roof lines, increased articulation, including the addition of bays and an increase in articulation between bays, and reducing the height of building to minimize its visibility from the Parkway.

During the review process, the applicant made numerous revisions to the building in response to concerns expressed by staff and the adjoining residents.

The applicant has also incorporated recommendations of the Washington Street Standards in its design for the proposed building. As a result of these efforts, the applicant has obtained conceptual approval for the building by the Old and Historic District Board of Architectural Review. The Washington Street Standards require buildings to be compatible with and similar to the traditional building character found on Washington Street, with emphasis on design elements consistent with and complementary to the existing historic buildings. The Standards further emphasize this requirement by specifically noting that fenestration, ornamentation and detail shall be consistent with those of the historic buildings, and that building materials are to reflect the quality and richness of those found on historic buildings in the historic district. The Washington Street Guidelines reaffirm the general requirement for building style to be consistent with historic buildings on Washington Street as well as specific requirements for the architectural detailing, roofs, fenestration, materials and colors to be consistent with historic buildings on Washington Street.



North Elevation - Jefferson Street



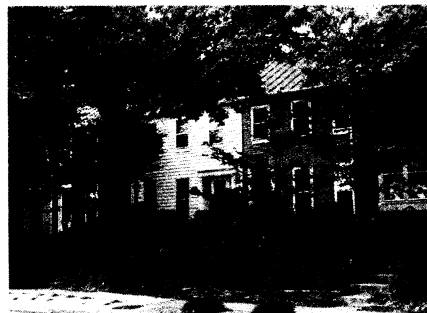
South Elevation - Green Street

As previously discussed, the applicant revised the massing and building design to incorporate the style of existing buildings on Washington Street and also refined the building details. Staff believes the project is now generally consistent with the Washington Street standards with respect to building style and design, except for some of the detailing on the building, some of the scale and proportion of some of the elements, and the need for additional variation of materials between the individual townhouse units.

These types of design issues are typically resolved by the Board of Architectural Review as this project goes through final design review process. Staff will work with the applicant to refine these elements prior to BARs final consideration. While the applicant has resolved staff's most fundamental concerns regarding the building articulation, overall mass and height of the front facade of the building along South Columbus Street, staff believes that the provision of functional doorways facing South Columbus Street, with lead walks from the sidewalk to the townhouse-style portions of the building would reinforce the townhouse-style scale of the building facade and ensure greater compatibility of the proposed building with the townhouses located directly across the street from the site. With that goal, staff has included a condition requiring the applicant to revise the elevations and the site plan to include functional doorways facing South Columbus Street with lead walks which replicate the scale, pattern, and architectural detail of a typical townhouse entrance in Old Town.

Open Space- Landscaping:

A recommendation of approval is that the applicant refine the landscaping to appear more a series of front yards for each of the "townhouse style" bays rather than one continuous multi-family complex. The variation in the landscaping in addition to the townhouse bays reduces the perceived mass of the building and makes the proposed development more consistent with the context of the neighborhood. Because the ground level open space is located on top of the underground parking garage, a recommendation of approval is that a minimum to ensure a significant amount of landscaping, trees, and turf that will provide a considerable amount of open space, visual relief and will significantly enhance the adjoining streetscape. Staff is also recommending that the applicant be required to provide more amenities such as benches, landscaping and other features to ensure high quality ground level open space. Staff is also recommending that the central open space area be accessible to the public to be utilized by the residents of the proposed facility but also the adjoining residents.



In addition, a recommendation of approval is that the amount of hardscape be reduced in the main entrance on Columbus Street to provide additional open space and landscaping. As presently designed, a single, overly wide walkway extends from the sidewalk to the building entrance and spans the frontage of the property. Staff is concerned about the amount of hardscape in this area and believes that the width of the lead walkway should be reduced from 20 feet to between 8-10 feet. Additional landscaping should also be provided in this area to enhance the walkway.

While the applicant is providing a considerable amount of ground level and roof-top open space and landscaping, staff is recommending conditions of approval that will ensure that the roof-top open space is a useable area for the residents. As part of the final site plan, the applicant will need to provide significantly more detailed plans for the rooftop terraces to ensure that they are designed to function as high-quality usable open space for the residents. The staff recommendation of approval requires elements such as seating, trash receptacles, pedestrian scale lighting, decorative paving, and landscaping.

G. Staff Recommendation:

Staff recommends **approval** of the proposed development special use permit to increase the permitted F.A.R., preliminary site plan and modifications with the conditions outlined within the staff report, which will enable the proposed multi-family building to be compatible with the existing commercial and residential components of the neighborhood.

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Development, Division Chief;
Kathleen Beeton, Urban Planner;
Laura Durham, Urban Planner.

STAFF RECOMMENDATION:

1. **(REVISED BY PLANNING COMMISSION)** The final design for the building shall be consistent in architectural style and character and quality as depicted on the architectural elevations dated August 8, 2003, and also provide additional refinements to the satisfaction of the Director of Planning and Zoning that shall include:
 - a.. Provide a functional doorway to the north of the central courtyard on South Columbus Street. The entrance should replicate the scale, pattern, and architectural detail of a typical townhouse entrance.
 - b. With the exception of the architectural detailing and the screening for the mechanical equipment, the materials of the entire building shall be entirely masonry (brick, precast, stone).
 - c. The proportions of the windows, doors and design elements shall be consistent with the architectural style of each facade.
 - d. The HVAC units and mechanical appurtenances shall be located on the roof-tops, recessed and screened from view from the public streets. Details on the screening methods shall be provided on the final site plan.
 - e. Color elevations shall be submitted with the final site plan.
 - f. All refinements to the design and materials shall be revised prior to the release of the final site plan.
 - g. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line.
 - h. The final design of the building shall be modified to comply with the Washington Street Standards, including modifications to the height, mass, and scale, roof line if deemed necessary by the Board of Architectural Review. (PC) (P&Z)
2. The final landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RP&CA. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall also provide:
 - a. The parking garage vents shall be located at grade and be of a size and type to minimize the impact on open space and visibility from adjoining streets.
 - b. Street trees along South Columbus, Jefferson and Green Streets shall be planted in a 4' x 12' tree wells. The tree wells shall include groundcover plantings.
 - c. Provide London Plane street trees along Jefferson and Green Streets instead of the proposed October Glory Red Maple trees.
 - d. The caliper of the street trees shall be a minimum of 3 ½ " - 4" caliper at the time of planting.
 - e. The width of the central entrance walk on Columbus Street shall be reduced to 8-10 ft. wide. The northern lead walk shall be eliminated and the southern entrance shall be minimized while also maintaining handicap accessibility.

DSUP #2003-0020
SOUTH WASHINGTON STREET

- f. The public shall have access to the 42' x 71' central open space on Columbus Street.
- g. The "townhouse style units" shall provide landscaping to make these units appear less formalized, to appear as front yards, with different landscaping, species and designs for each of the townhouse style units on Columbus Street.
- h. The landscaped and open space areas shall be irrigated.
- i. The planting depth on top of the planting deck shall be a minimum of 2' for the shrubs and groundcover and a minimum of 4' of soil depth for trees with adequate drainage to support the trees as depicted on the preliminary landscape plan. This planting depth shall be provided at grade and shall not consist of raised planters.
- j. The wall adjacent to the internal courtyards on Columbus Street shall be limited to a maximum height of 3'- 3.5' and shall be a minimum 50% open. The walls shall be brick and/or metal as generally represented on the preliminary plan.
- k. An additional street tree on the northern portion of Columbus Street.
- l. The existing 8" caliper street tree on the corner of Columbus and Green Street shall be retained and incorporated as part of the landscape plan.
- m. Depict all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened.
- n. Crown coverage which denotes street trees under a separate tabulation.
- o. All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
- p. All work shall be performed in accordance with Landscape Specifications Guidelines 4th Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- q. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
- r. The location of all light poles shall be coordinated with the street trees.
- s. As trees mature they are to be limbed up to a minimum 6 feet or greater as necessary to maintain traffic sign visibility. Trees are not to be planted under or near light poles.
- t. The maximum height for the shrubs is 36 inches.
- u. No shrubs higher than three feet shall be planted within six feet of walkways.
- v. All landscaping shall be maintained in good condition and replaced as needed.
- w. All lawn areas shall be sodded.

- x. Landscaping shall be installed at a time to be determined in consultation with the City Arborist and Planning & Zoning so the survival of the landscaping will not be jeopardized by planting during a season that will not support its survival.
 - y. Provide horizontal sight distance on the landscape plan. (RP&CA) (P&Z) (Police) (T&ES)
3. The ground level courtyards shall provide landscaping and amenities as generally represented on the preliminary plans to the satisfaction of the Directors of P&Z and RP&CA. At a minimum, the courtyards shall provide:
- a. A focal element such as a sculpture that is an appropriate scale for the space in each courtyard.
 - b. Amenities such as landscaping, benches, special paving surfaces, trash receptacles, etc. shall be provided within each courtyard to encourage its use.
 - c. Low walls and/or fences as depicted on the preliminary plan shall be permitted to ensure maximum visibility through the fences from the public right-of-way. (P&Z)
4. The rooftop open space shall be designed to function as high-quality usable open space for the residents. At a minimum, the revised plans for the plaza decks shall include the following, to the satisfaction of the Directors of P&Z and RP&CA:
- a. Features and elements such as seating, trash receptacles, pedestrian scale lighting;
 - b. Varied and high quality paving materials;
 - c. A significant amount of additional landscaping including irrigation systems.
5. The landscape, hardscape and roof-top open space plans shall be prepared by a landscape architect. (P&Z)
6. The hardscape plan shall provide the level of improvements as generally represented on the preliminary plans to the satisfaction of the Directors of P&Z and RP&CA, and shall also provide:
- a. Continuous brick sidewalks along all street frontages. The proposed brick sidewalks on Jefferson and Green Streets shall be extended to Washington Street.
 - b. The sidewalk on Green and Jefferson Streets shall continue over the proposed alley to provide an uninterrupted brick sidewalk.
 - c. The northern and southern portions of the alley shall be constructed of brick as depicted on the preliminary plan. The remaining internal portion of the alley shall be constructed of textured concrete. The alley (excluding the northern portion that serves as an entrance to the parking garage) shall be designed as a pedestrian plaza.(P&Z)

7. The applicant shall grant a perpetual public access easement for the central alley. The easement shall be depicted and labeled on the site plan and shall be approved by the City Attorney prior to the release of the final site plan. The alley portion of the parking garage that is located within the central private alley shall be designed to AASHTO HS-20 loading requirements of delivery trucks and fire apparatus to the satisfaction of the Directors of P&Z, T&ES and Code Enforcement. (P&Z) (Code Enforcement)
8. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking garage by the retail employees, residents to the satisfaction of the Directors of P&Z and T&ES. At a minimum the plan shall include the provisions proposed by the applicant and shall also provide the following:
 - a. The applicant shall provide a bus shelter for installation in the immediate vicinity of the site designed and located to the satisfaction of the Director of T&ES and P&Z.
 - b. Residents shall not be permitted to obtain residential parking permits. This prohibition will be part of the lease agreement.
 - c. Free parking for retail patrons shall be provided.
 - d. The applicant shall provide parking spaces for each of the 87 spaces that are displaced by the construction of the parking structure at an on off-site location and valet service for the retail patrons beginning daily at 6:00 p.m. until one hour after the closing time of the existing restaurants. Such parking shall be provided at no cost, by valet service and shall be heavily promoted to commercial patrons. The applicant shall provide valet parking for the retail patrons beginning ~~daily~~ at 1:00 p.m. **on weekend afternoons** until one hour after the closing time of the existing restaurants, or less hours as deemed appropriate by the Director of P&Z. The applicant shall provide commercial tenants and adjoining neighbors with the name and contact information of the person coordinating the valet service for the applicant. The parking shall be free and a valet service shall be provided for the duration of the construction, until the underground parking can be utilized.
 - e. The applicant shall provide two (2) bicycle parking spaces for use by retail visitors/customers, and ten (10) secure bicycle parking spaces for residents and their visitors which shall be located within the garage.
 - f. The applicant shall provide controlled access into the underground garage. The controlled access to the underground resident parking shall be separated from the retail parking and designed to allow convenient access to the underground parking for residents.
 - g. The residential visitor spaces shall be located on the second parking level adjacent to the resident parking.
 - h. The retail parking spaces within the lower level parking garage shall be reserved for retail patrons and shall include all applicable signage. (P&Z) (Code Enforcement)

9. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)
10. No fewer than 225 parking spaces shall be provided. Of the 87 required retail parking spaces, not more than 30 % of the spaces shall be compact. Of the 110 required residential parking spaces, not more than 75 % shall be compact. In addition to the parking required by the zoning ordinance for residents, 15 % additional parking shall be provided for visitors.(P&Z)
11. All visitor parking spaces shall require all applicable signage as required by the zoning ordinance and shall be installed by the applicant. All appropriate on-street parking signage and any other signage for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (P&Z) (T&ES)
12. A plat of consolidation shall be submitted with the final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)
13. The colors and materials of the retail tenant signs on the building shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building to the satisfaction of the Director of Planning and Zoning and subject to the approval of the Board of Architectural Review.
 - a. Sign messages shall be limited to logos, names and street address information.
 - b. Illuminated or non-illuminated parapet signs or wall signs above the first level for retail and/or residential uses are prohibited.
 - c. Signs applied to storefront windows shall cover no more than twenty percent of the glass.
 - d. Box signs shall be prohibited.
 - e. Permanent or temporary, excluding a grand opening banner, shall be prohibited.
 - f. Display cases, storage, carts or other obstructions shall not be designed to be

- temporarily or permanently located adjacent to the retail windows. Tables and other active uses adjacent to the window are encouraged.
- g. Freestanding signs other than traffic/directional signs shall be prohibited. (P&Z)
14. The trash dumpster and all recyclables shall be located within the designated dumpster enclosure area and the doors to the enclosure shall remain closed at all times when not in use. No refuse or other materials shall be stored outside of the building or in the alley between the building and the commercial uses. (P&Z)
 15. The applicant shall prepare and submit a plan that delineates a detailed phasing plan and construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan for the project. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. During the intervals that the alley is not available, temporary loading areas will be provided on the street subject to the review and approval of the Director of T&ES. (P&Z) (T&ES)
 16. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
 17. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information: the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
 18. Temporary construction and sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)
 19. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
 20. The retail delivery schedule shall be reviewed to the satisfaction of the Directors of P&Z and T&ES prior to the release of the final site plan. Deliveries shall occur in the designated loading area in the private alley as depicted on the site plan. (P&Z) (T&ES)

21. **(REVISED BY PLANNING COMMISSION)** ~~In accordance with the City's Affordable Housing Policy, the applicant shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of new building area. The applicant shall pay the contribution to the City at the time of sale to the end user prior to the issuance of the certificate of occupancy for the rental units or commercial development. (Housing) Three on-site affordable units shall be provided for 15 years for those who earn 60% of the City's median income. The units shall include two 1-bedroom units and one 2-bedroom unit and shall be provided by the applicant. (PC)~~
22. Provide asphalt base course for brick sidewalks within City right-of-way. (T&ES)
23. Clearly label drive aisle and sidewalk widths in the alley. Maintain a minimum 16 feet wide drive aisle width. The drive aisle shall not include pedestrian walkways. (T&ES)
24. Applicant shall provide \$2,550.00 for the purchase and installation of three (3) City standard street cans along the adjacent public streets. (T&ES)
25. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City. (T&ES)
26. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
27. The applicant shall provide a site lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show the existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards and are located to prevent excessive spillover lighting and glare from adjacent properties. (T&ES)
28. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
29. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
30. Plan must demonstrate to the satisfaction of the Director of T&ES that the proposed development will not have an adverse impact on the existing stormwater outfall. Plan must

comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)

31. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
32. Show all existing and proposed easements, both public and private. (T&ES)
33. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
34. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
35. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
36. The project lies within the Combined Sewer District thus stormwater management and compliance with the City's Chesapeake Bay program must be coordinated with City's policy for management of the Combined Sewer District. (T&ES)
37. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
38. The stormwater collection system is part of the Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
39. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
40. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)

DSUP #2003-0020
SOUTH WASHINGTON STREET

41. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
42. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
43. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City.(T&ES)
44. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
45. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws.(T&ES)
46. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (Archaeology)
47. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement. (Archaeology)
48. Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. The second siamese connection shall be located on the opposite side of the building. A second hydrant shall be required for the second connection. Only one siamese connection is shown on plans. (Code Enforcement)
49. A separate tap is required for the building fire service connection. (Code Enforcement)

DSUP #2003-0020
SOUTH WASHINGTON STREET

50. Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. (Code Enforcement)
51. The proposed project will require an automatic fire suppression system and fire alarm system in accordance with the USBC. Clarify extent of sprinkler coverage. (Code Enforcement)
52. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition shown as Note 12. (Code Enforcement)
53. The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan. (Code Enforcement)
54. A soils report must be submitted with the building permit application. (Code Enforcement)
55. Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The plan shall be approved prior to the release of the final site plan. (Code Enforcement)
56. A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Condition shown as Note 20. (Code Enforcement)
57. This structure contains mixed use groups [M, Mercantile, B, Business; R-2, Residential; S-2, Low-Hazard Storage (parking structure, group 2) and is subject to the mixed use and occupancy requirements of USBC 313.0. (Code Enforcement)
58. The parking structure (Use Group S-2) is required to be equipped with sprinkler system (USBC 609.2). (Code Enforcement)
59. The parking structure floor must comply with USBC 609.2.3 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2800.1: P-1002.0). This parking structure is classified as an S-2, Group 2, public garage. Floors of the parking structure must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC 609.2.3). Separators shall be shown on plans. (Code Enforcement)
60. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. (Code Enforcement)

DSUP #2003-0020
SOUTH WASHINGTON STREET

61. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. (Code Enforcement)
62. Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (Code Enforcement)
63. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and regarding a robbery awareness program for all employees. (Police)
64. The applicant shall submit to the Department of Planning and Zoning and the Department of Transportation and Environmental Services a valet parking plan detailing the valet parking operations required pursuant to this condition; including but not limited to specifics regarding the number of valet attendants, the number and location of valet stations, and the routes for valet pickups and drop-offs. The valet plan shall be submitted for review and comment to the retail tenants on the 800 block of South Washington Street. (P&Z)
65. The Department of Planning and Zoning and the Department of Transportation and Environmental Services shall be provided with monthly reports on the valet parking operations and shall review the reports and monitor the valet parking operation to determine whether or not the operations provide an adequate supply of parking for the customers of the retail businesses on the 800 block of South Washington Street. The Director of Planning and Zoning and Transportation and Environmental Services may require, if circumstances warrant, that the valet parking hours of operations be expanded in excess of the days and times set forth in Condition #8 d.(P&Z)

Special use permits and modifications requested by the applicant and recommended by staff:

1. DSUP to increase the maximum allowable floor area from 1.0 to 1.5 to construct a 75 unit multi-family apartment building, with underground parking and ground floor retail uses.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning & Zoning

- F-1. The applicant shall comply with the City Code regarding the hours during which construction is permitted to occur.

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.

DSUP #2003-0020
SOUTH WASHINGTON STREET

- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.
- R-1 Clearly label drive aisle and sidewalk widths in alley. Maintain a minimum 16 foot wide drive aisle width. The drive aisle width should not include pedestrian walkways.
- R-2 Provide asphalt base course for brick sidewalks within City right-of-way.
- R-3 A construction parking plan must be submitted with the final site plan.
- R-4 Applicant shall provide \$2,550.00 for the purchase and installation of three (3) of City standard street cans along the adjacent public streets.
- R-5 In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City.
- R-6 The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement.
- R-7 Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards.
- R-8 The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard.
- R-9 Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES.
- R-10 Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall.
- R-11 All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards.
- R-12 Show all existing and proposed easements, both public and private.
- R-13 Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken.

DSUP #2003-0020
SOUTH WASHINGTON STREET

- R-14 Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging.
- R-15 All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia.
- R-16 The applicant shall provide two (2) bicycle parking spaces for use by retail visitors/customers to the satisfaction of the Director of T&ES.
- R-17 The applicant shall provide ten (10) bicycle parking spaces for residents and their visitors, located within the garage, to the satisfaction of the Director of T&ES.
- R-18 Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.
- R-19 The project lies within the Combined Sewer District thus stormwater management and compliance with the City's Chesapeake Bay program must be coordinated with City's policy for management of the Combined Sewer District.
- R-20 If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys.
- R-21 The stormwater collection system is part of the Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES.
- R-22 Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains.
- R-23 The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan.
- R-24 The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system.
- R-25 For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services.

- R-26 If the units will be sold as individual units and a home owner's association established the following two conditions shall apply:
- a. The Developer shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s), drawings and diagrams of the BMP(s) and any supporting utilities, catalog cuts on maintenance requirements and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.
Otherwise the following condition applies:
 - c. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City.
- R-27 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.

Code Enforcement:

- R-1 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. The second siamese connection shall be located on the opposite side of the building. A second hydrant shall be required for the second connection. Only one siamese connection is shown on plans.
- R-2 A separate tap is required for the building fire service connection. Tap shown on plans.
- R-3 The proposed project will require an automatic fire suppression system and fire alarm system in accordance with the USBC. Clarify extent of sprinkler coverage.
- R-4 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- R-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition shown as Note 12.
- R-6 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan.

- R-7 A soils report must be submitted with the building permit application.
- R-8 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The plan shall be approved prior to the release of the final site plan.
- R-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Condition shown as Note 20.
- R-10 This structure contains mixed use groups [M, Mercantile, B, Business; R-2, Residential; S-2, Low-Hazard Storage (parking structure, group 2) and is subject to the mixed use and occupancy requirements of USBC 313.0.
- R-11 The parking structure (Use Group S-2) is required to be equipped with a sprinkler system (USBC 609.2).
- R-12 The parking structure floor must comply with USBC 609.2.3 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2800.1: P-1002.0). This parking structure is classified as an S-2, Group 2, public garage. Floors of parking structure must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC 609.2.3). Separators shall be shown on plans.
- R-13 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- R-14 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- R-15 Sheet piling and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

Health Department:

- F-1 Permits must be obtained prior to operation and are non-transferable. Five sets of plans are to be submitted to and approved by this department prior to the construction of any facility regulated by the Health Department. Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- F-2 Five sets of plans are to be submitted to and approved by this department prior to the construction of any facility regulated by the Health Department. (Health Department)
- F-3 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities. (Health Department)

- F-4 Personal grooming establishments must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- F-5 Tanning salons must meet State Code Title 59.1, Chapter 24.01 Tanning Facilities.
- F-6 Massage facility plans must comply with Title 11, Chapter 4.2 Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with Alexandria City Code 11, Chapter 4.2 prior to engaging in any massage activity.
- F-7 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin operated Dry Cleaning Establishments.
- F-8 Coin-operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- F-9 Hotels/Motels must comply with State Code 35.1, Hotels, Restaurants, Summer Camps, and Campgrounds.
- F-10 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.
- F-11 Food must be protected to the point of service at any outdoor dining facility.

Police Department:

- F-1 No lighting plan was submitted.
- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 Trees are not to be planted under or near light poles.
- R-4 All trees to be limbed up to 6 feet as they mature to allow for natural surveillance.
- R-5 No shrubs higher than 3 feet to be planted within 6 feet of walkways.
- R-6 The proposed shrubbery is to have a maximum height of 36 inches when it matures.

Historic Alexandria (Archaeology):

- F-1 Historical maps indicate that structure were present on this block by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into life in Alexandria during the nineteenth century.

- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc) or concentrations of artifacts are discovered during development. Work must cease in the area of discovery until a City archaeologist comes to the site and records the finds.
- C-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Board of Architectural Review:

- F-1 Property is located in the Old and Historic Alexandria District.
- F-2 The proposed new mixed use, multi-family residential and retail structure must be reviewed and approved by the Board of Architectural Review, Old and Historic Alexandria District.
- F-3 The building was approved in concept by the Board of Architectural Review, Old and Historic Alexandria District on June 18, 2003 (BAR Case #2003-0052).

VAWC:

- F-1 There are two existing water mains (4" and 12") in Jefferson Street. Only one is currently shown.
- R-1 Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan.
- R-2 On the south side of the building, show separate taps for the proposed 6 inch fire service and fire hydrant.
- R-3 A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2003-0020

PROJECT NAME: 800 Block S. Washington Street

PROPERTY LOCATION: 801-833 S. Washington St., 712-728 Jefferson St.,
and 806-828 S. Columbus St.

TAX MAP REFERENCE: 80.04-03-01 thru 17 ZONE: CRMU-L

APPLICANT Name: WRIT LP

Address: 6110 Executive Blvd., Suite 800, Rockville, MD 20852

PROPERTY OWNER Name: WRIT LP

Address: 6110 Executive Blvd., Suite 800, Rockville, MD 20852

SUMMARY OF PROPOSAL: Multifamily residential building with retention of existing retail along
S. Washington St. and new ground floor retail along Jefferson St.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Increase in FAR to 1.5

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

WRIT LP

By: M. Catharine Puskar, Agent/Attorney

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, Emrich & Terpak PC
2200 Clarendon Blvd., 13th Floor

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

M Catharine Puskar
Signature

703/528-4700
(Telephone #)

703/525-3197
(Fax #)

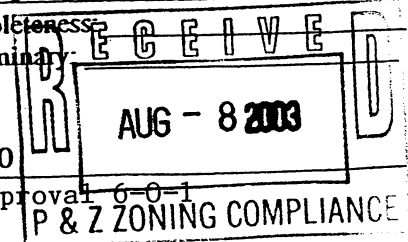
June 24, 2003 (Revised August 8, 2003)

Date

Application Received:

Fee Paid & Date: \$

Received Plans for Completion
Received Plans for Preliminary



ACTION - PLANNING COMMISSION: 10/07/03 DEFERRED 7-0

12/02/03

Recommend Approval 6-0-1

ACTION - CITY COUNCIL: _____

Development Special Use Permit with Site Plan (DSUP) # 2003-0020

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

WRIT LP is a wholly owned subsidiary of Washington Real Estate

Investment Trust, which is a publicly traded entity.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

N/A

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

The Applicant is requesting approval of a Development Special Use Permit with Site Plan on an approximately 2.0 acre parcel of land, also known as Tax Map parcels 80.04-3-01 through 17, (the "Property") to permit the development of a multi-family residential building with ground floor retail along the Jefferson Street façade. Associated with this application is a request for a vacation of the 20-foot public alley located behind the existing retail on S. Washington Street.

The Property is currently zoned CRMU-L/Commercial Residential Mixed Use-Low and contains approximately 55,603 square feet of retail and 87 parking spaces to serve the existing retail in accordance with Special Use Permit 2000-0070. The Property is located within the Southwest Quadrant Small Area Plan and has a land use recommendation of CRMU-L, consistent with its current zoning. Consistent with the recommendations in the Small Area Plan, the Applicant proposes to "preserve the existing retail uses along S. Washington Street" and construct a "residential building oriented along S. Columbus Street to provide a transition to existing adjacent residential development."

The Applicant has obtained approval from the Board of Architectural Review to demolish the existing buildings along Jefferson Street and S. Columbus Street. These buildings contain approximately 10,603 square feet of retail. The new residential building will contain approximately 85,757 square feet (which includes 75 residential units and approximately 4,372 square feet of new retail/retail service area). Two levels of underground parking will be provided to accommodate both the residential and retail parking needs for the block. According to the Zoning Ordinance, 110 residential spaces are required to serve the proposed residential building and 87 spaces are required to serve the retail parking per the approved special use permit. The Applicant proposes to provide 127 residential parking spaces, which includes the required parking and 15 percent visitor parking. In addition, 98 retail parking spaces will be provided in the underground garage, which equates to 11 additional parking spaces to serve the retail tenants.

The Applicant is providing in excess of the 40% required open space to serve the residential building. Approximately 10,303 square feet or 64% of the required open space is located at grade. The remaining open space (6,880 square feet) will be provided on two separate rooftop terraces. (Please note that the total proposed at-grade open space does not include the approximately 9,180 square feet of new streetscape to be provided within the public right-of-way along Jefferson Street, S. Columbus Street, and Green Street.)

The Applicant has worked extensively with the community and Staff regarding details of the proposed development and has made significant revisions to the architectural plans for the proposed building. The Applicant has also incorporated the recommendations of the Washington Street Guidelines in its design for the proposed building. As a result of these efforts, the Applicant has obtained conceptual approval for the building by the Old and Historic District Board of Architectural Review. The Applicant will continue working with the community and Staff toward approval of the proposed building, which will complete the mixed-use vision as set for the in the Small Area Plan.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

No change for existing retail. For new retail, to be determined
when space is leased.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

No change for existing retail. For new retail, to be determined
when space is leased.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
No change for existing retail. For new retail, to be determined			
when space is leased.			

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will comply with City of Alexandria noise ordinance.

- B. How will the noise from patrons be controlled?

N/A

7. Describe any potential odors emanating from the proposed use and plans to control them:

Normal odors for proposed uses.

Development Special Use Permit with Site Plan (DSUP) # 2003-0020

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal for proposed uses.

B. How much trash and garbage will be generated by the use?

Normal for proposed uses.

C. How often will trash be collected?

No less than once a week for residential. No change to retail schedule.

D. How will you prevent littering on the property, streets and nearby properties?

Property management will monitor the site for trash and debris.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Controlled access for residential garage. On-site property

management between 9:00 a.m. and 6:00 p.m. daily.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

No change for existing retail. For new retail, to be determined

when space is leased.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

110 for residential, 87 for retail per SUP 2000-0070 for a total of 197 spaces.

- B. How many parking spaces of each type are provided for the proposed use:

104 Standard spaces

111 Compact spaces

10 Handicapped accessible spaces.

 Other.

225 spaces provided = 110 residential, 17 residential visitor, 98 retail

Development Special Use Permit with Site Plan (DSUP) # 2003-0020

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? two (2).

- B. How many loading spaces are available for the use? Two (2).

- C. Where are off-street loading facilities located? Within residential building along alley adjacent to existing S. Washington Street retail.

- D. During what hours of the day do you expect loading/unloading operations to occur?
No change for loading/unloading for retail.

Loading/unloading for residential to be scheduled with property management so as not to conflict with retail loading/unloading.

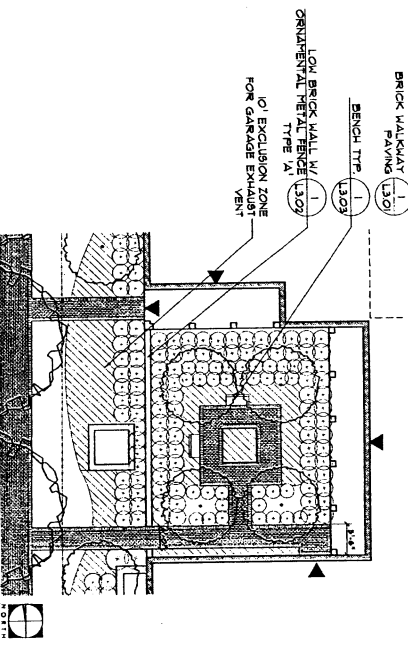
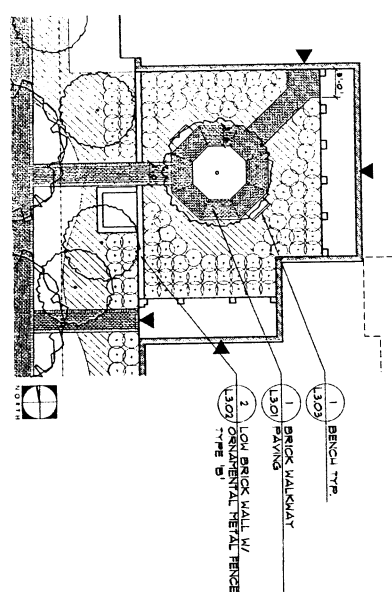
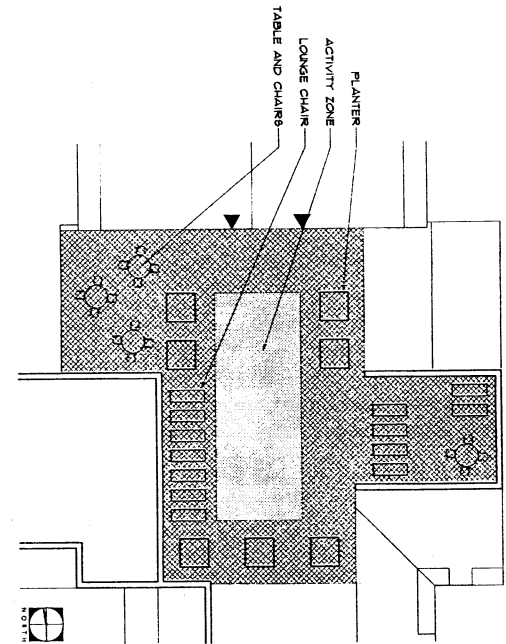
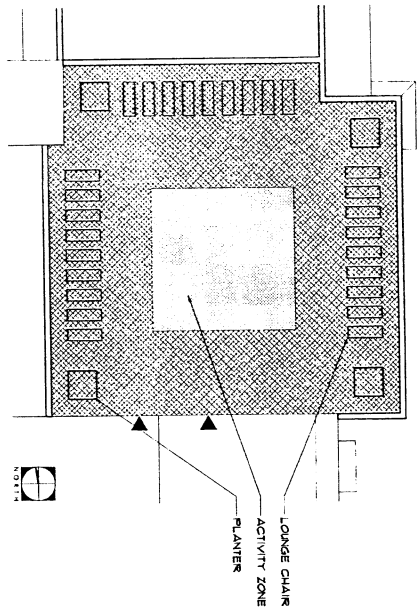
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

No change to loading/unloading for retail.

Loading/unloading for residential to occur as needed as residents move in and out.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.



NOTES:
1. PLANTING BROWN ON ROOF TERRACE ENLARGEMENTS
IS FOR ILLUSTRATIVE PURPOSES ONLY.

STUD1089
Landscape Architecture, P.C.
4411 Greenway Drive, Suite 100A
Ft. Lauderdale, FL 33309
Tel: 754.771.4600 Fax: 754.771.4603
Email: info@stud1089.com



ENLARGEMENT PLANS
ON THE PROPERTY LOCATED AT
800 S. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

APPROVED	
SPECIAL USE PERMIT NO.	
DATE RECORDED	DATE RECORDED
DATE RECORDED	DATE RECORDED

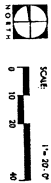
DESIGN: J.S.
DRAWN: J.S.
SCALE: AS NOTED
DATE: 06.21.03
SHEET: L1.02
FILE: 02036

JEFFERSON STREET

SOUTH WASHINGTON STREET

COLUMBUS STREET

GREEN STREET



OPEN SPACE TABULATION

RECREATIONAL SITE AREA		
PUBLIC OPEN SPACE - GROUND LEVEL	6,600 S.F.	40,000 S.F. (32 AC.)
SUB-TOTAL PUBLIC	6,600 S.F. (15.6%)	
PARKING SPACE	861 S.F.	
ENGLISH ASBESTOS COURTYARD	2,840 S.F. (7.0%)	
COURTYARD - GROUND LEVEL	6,900 S.F.	
ROOF TOP PRIVATE	10,822 S.F. (23.2%)	
SUB-TOTAL PRIVATE	10,822 S.F. (23.2%)	
TOTAL GROUND LEVEL	9,441 S.F. (22.8%)	
TOTAL NON-GROUND LEVEL	7,141 S.F. (18.2%)	
TOTAL OPEN SPACE PROVIDED	17,182 S.F. (42.5%)	
TOTAL OPEN SPACE REQUIRED	18,022 S.F. (45%)	

NOTES:

1. TERRACE AREAS EXCLUDE AREAS OF RAILINGS, STAIRS AND CONDENSERS AND ARE CLEAR AREAS ONLY.
2. ALL ENGLISH BASEMENT COURTYARDS ARE LOCATED ON GREEN STREET.
3. OPEN SPACE TABULATIONS PROVIDED BY CUNNINGHAM + OULI ARCHITECTS PLLC.

LEGEND

-  GROUND LEVEL OPEN SPACE
-  GROUND LEVEL PRIVATE OPEN SPACE
-  ENGLISH BASEMENT COURTYARD OPEN SPACE
-  ROOF TOP TERRACE

[illegible]

OPEN SPACE PLAN
ON THE PROPERTY LOCATED AT
800 S. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

82



Landscape Architecture, P.C.

Tel: 703.719.6500 Fax: 703.719.6522
E-mail: hr@wellsfargo.com

24 THE UNIVERSITY OF CHICAGO

[illegible]

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 01:00 11 September 2015

JOSEPH J. RUANE
No. 000802

•

2

8

ET

TR
IA

N
D A
I
IRG

PL
LOCAL
TC
IA,

PAC
ERT
IN
ANI

EN
PR
AS
ALI

CONTENTS

CI

30

DATE	REVISION
------	----------

--	--

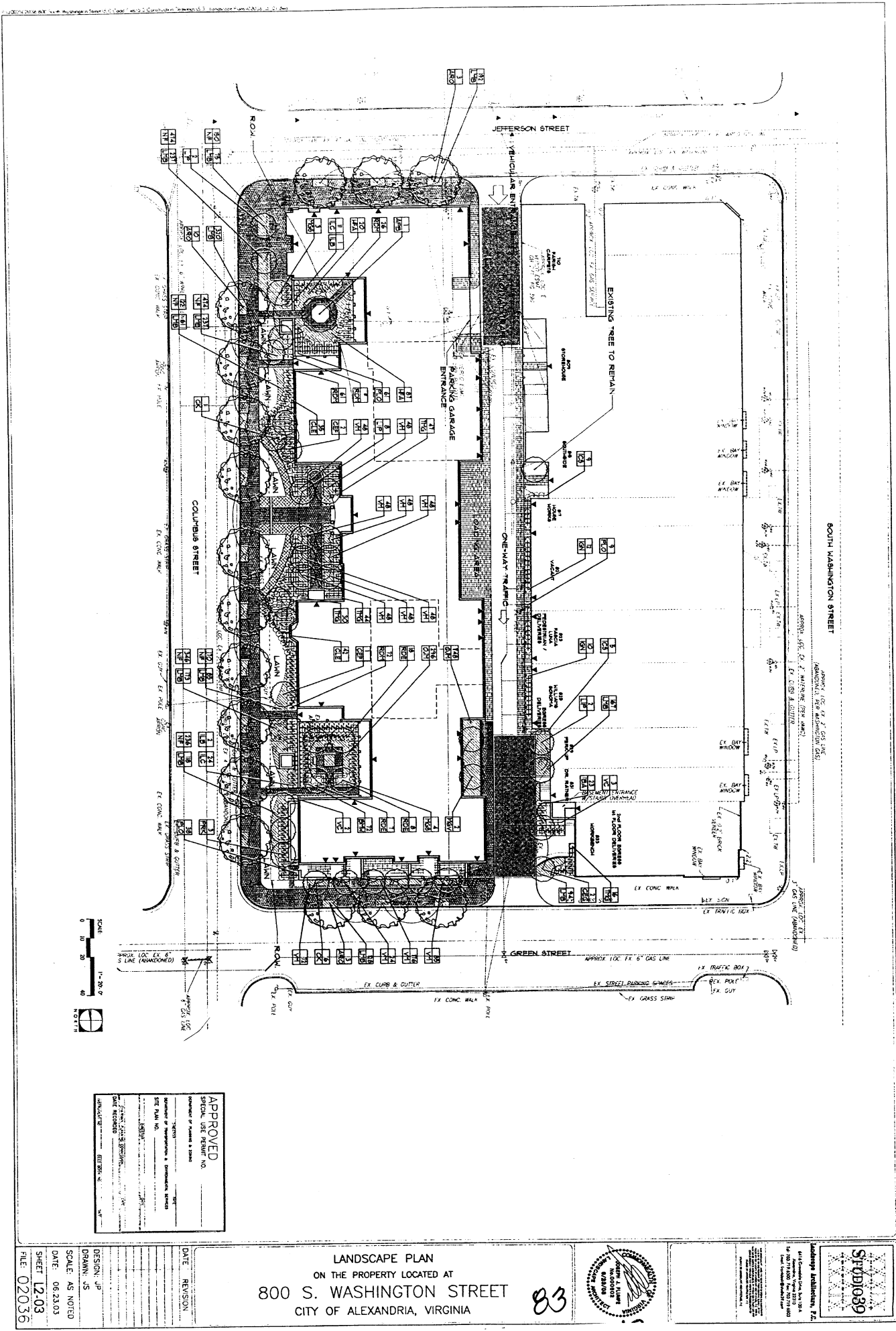
--	--	--	--

DESIGN: JP

SCALE: AS NOTE

SHEET 12-02

FILE: 0203



APPROVED

SIGNATURE OF ARCHITECT

DATE

LANDSCAPE PLAN
ON THE PROPERTY LOCATED AT
800 S. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

83

DESIGN: J.P.

DRAWN: J.S.

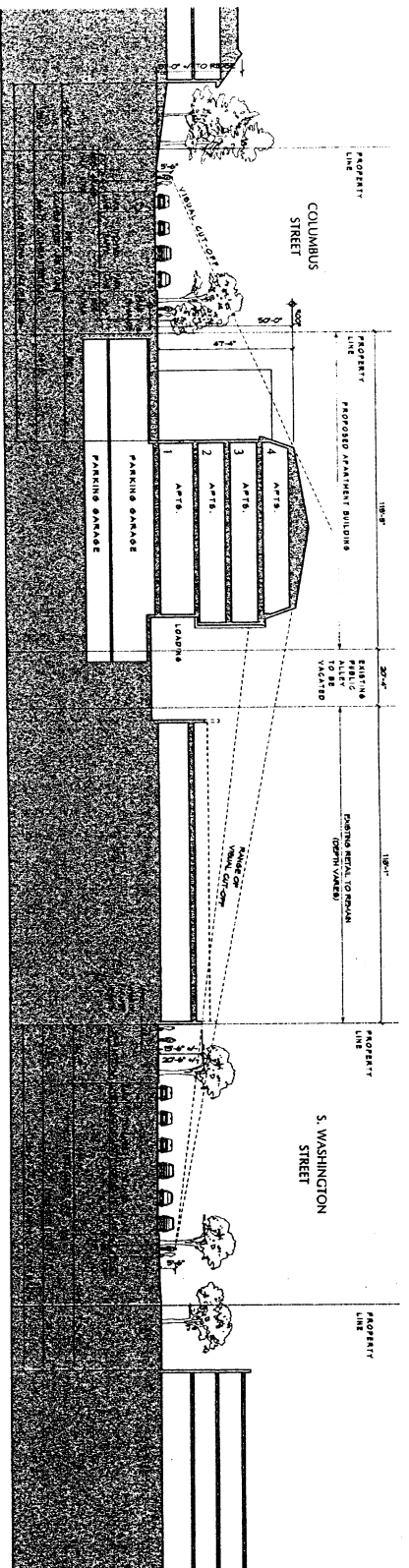
DATE: 06.23.03

SHEET: 12.03

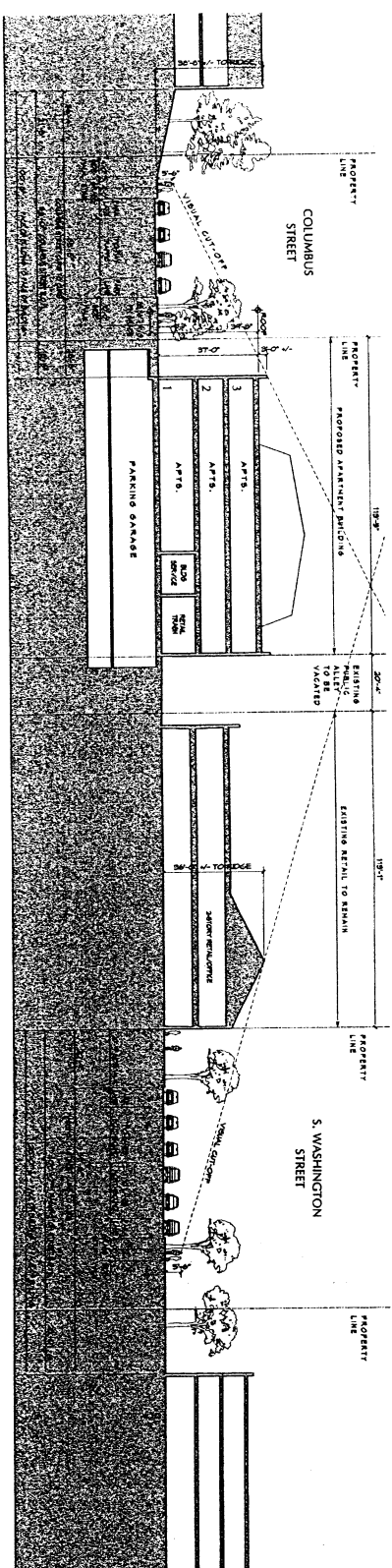
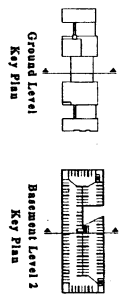
FILE: 02036

83

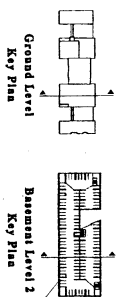
83



Site Section B
Typ. 3-Story Wing



Site Section A
4-Story Central Bay



APPROVED	
SPECIAL USE PERMIT NO.	
DATE OF PERMIT	
APPROVED BY	
SITE PLAN NO.	
DATE	
PROJECT ADDRESS	
PROJECT NO.	

Proposal For
Development of the
800 Block of South
Washington Street
Alexandria, Virginia

Applicant:
Washington Real Estate
Investment Trust
6110 Executive Boulevard
Suite 800
Rockville, Maryland 20852

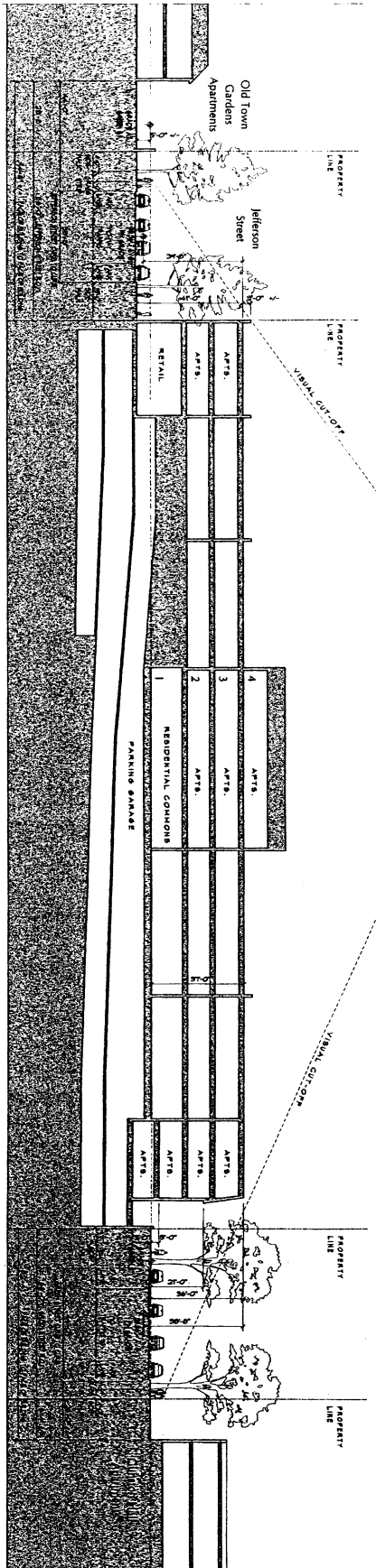
Drawn By:
T-2000

Checked By:
T-2000

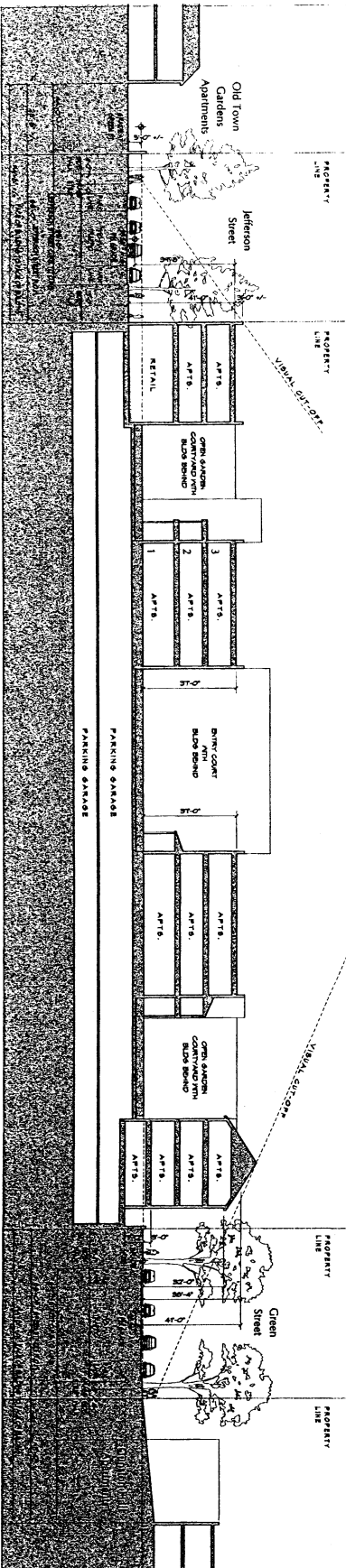
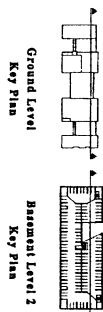
Date:
10/10/00

Scale:
1" = 20'-0"

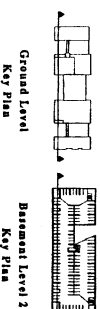
Section:
A1



Site Section D
4-Story Central Bay



Site Section C
Typ. 3-Story Wing



APPROVED	
SPECIAL USE PERMIT NO.	
DATE OF PERMIT	12/14/01
SITE PLAN NO.	2001-001
DATE RECORDED	12/14/01
RECORDED BY	ENT

[illegible]

APPROVED		SPECIAL USE PERMIT NO. _____	
Department of Planning & Zoning		_____	
Department of Transportation & Public Works, Services		DATE _____	
SITING PLAN NO. _____		_____	
DATE _____		DATE _____	
PROJECT: _____		DATE _____	
DATE RECEIVED _____		DATE _____	
DRAWING NO. _____		DATE _____	

**Proposal For
Development of the
800 Block of South
Washington Street
Alexandria, Virginia**

PRELIMINARY EXTERIOR ELEVATIONS

88

Copyright © 2003

Issues / Revisions

4/14/04 *Garrett & Garrett*

Proposal For
Development of the
800 Block of South
Washington Street
Alexandria, Virginia

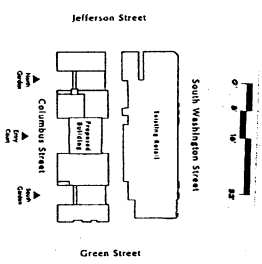
Applicant:
Washington Real Estate
Investment Trust
6110 Executive Boulevard
Suite 800
Rockville, Maryland 20852

Drawing Title

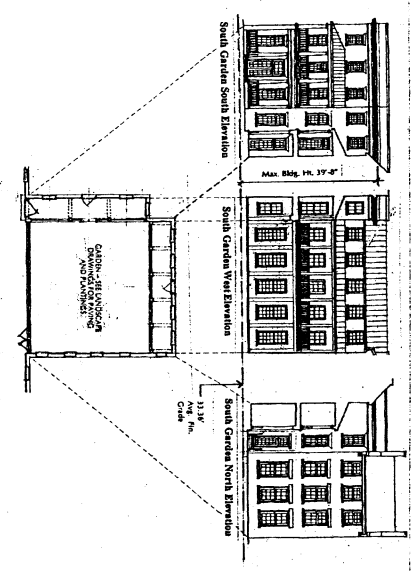
PRELIMINARY
EXTERIOR
ELEVATIONS

Scale: 1/8" = 1'-0"
Date: 4/14/04
Drawn By: [Signature]
Checked By: [Signature]

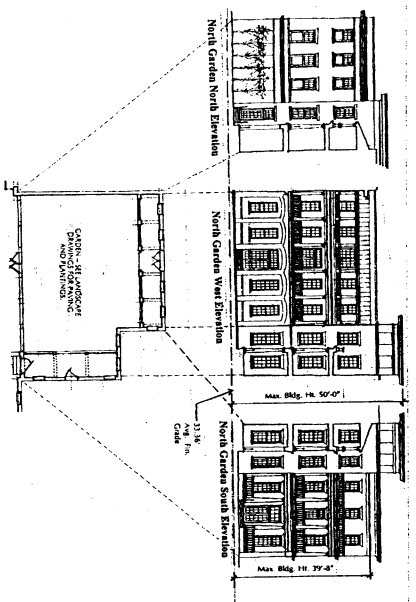
A5



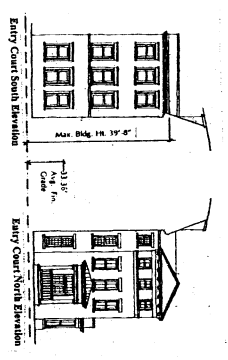
South Garden Elevations

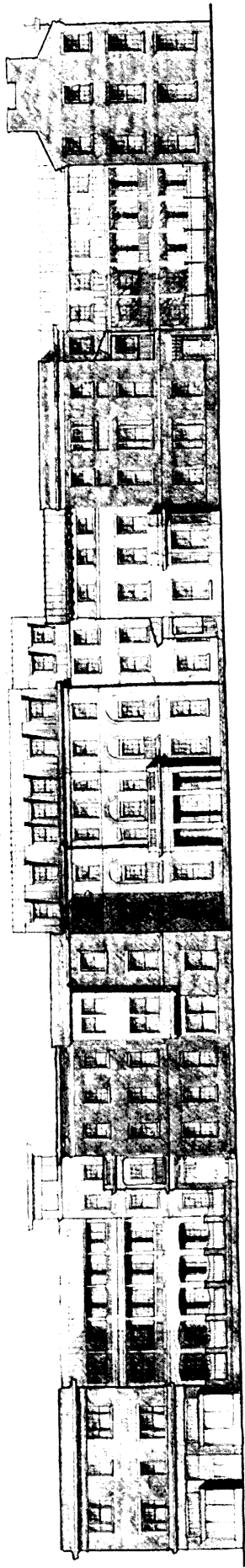


North Garden Elevations

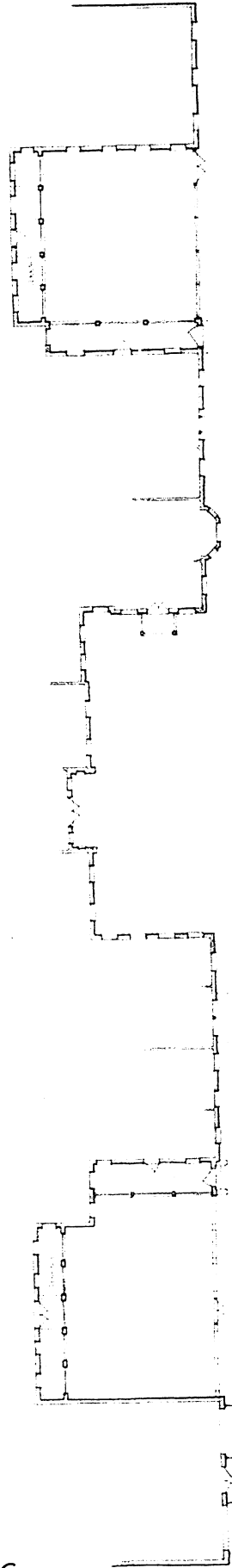


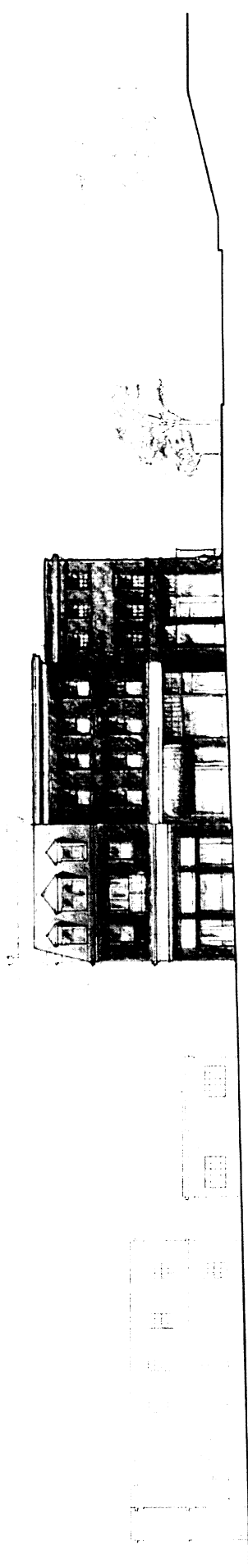
Entry Court Elevations





West Elevation - South Columbus Street





North Elevation - Jefferson Street

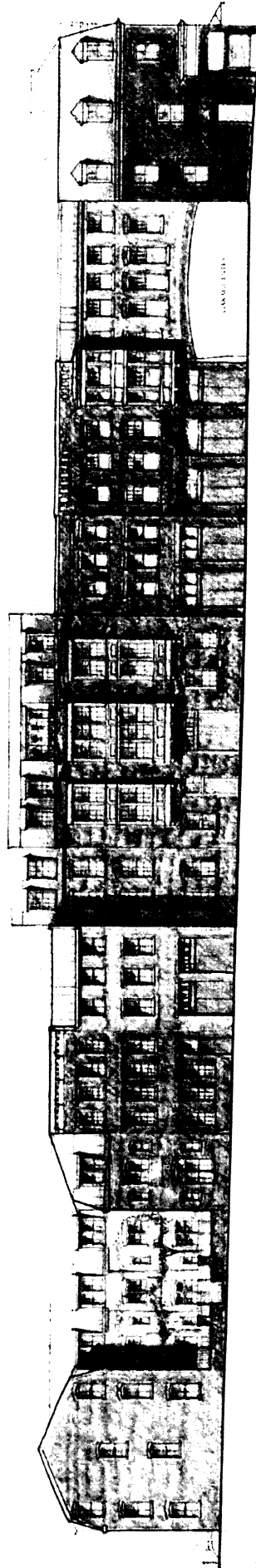


South Elevation - Green Street

WASHINGTON REAL ESTATE INVESTMENT TRUST

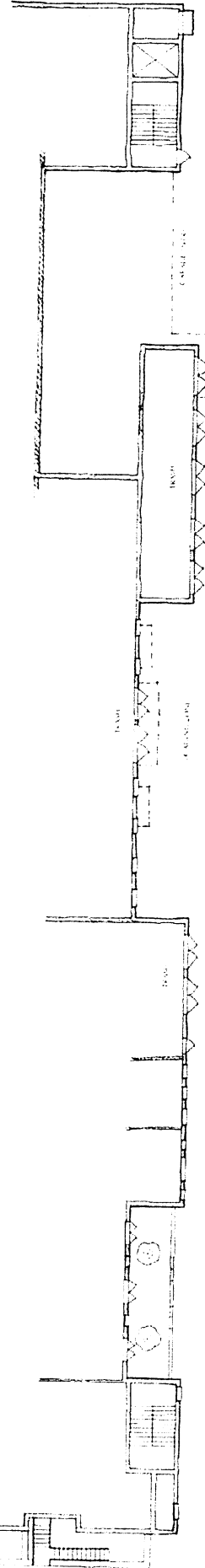
PROPOSAL FOR DEVELOPMENT OF THE
800 BLOCK OF SOUTH WASHINGTON STREET, ALEXANDRIA, VIRGINIA

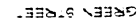
CUNNINGHAM • QUILL ARCHITECTS, PLLC



East Elevation - Alley/ South Washington Street

91





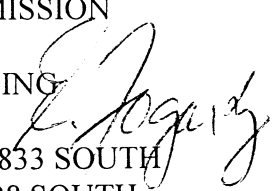
City of Alexandria, Virginia

MEMORANDUM

PC Docket Item #20-13
DSUP 2003-0020

DATE: OCTOBER 6, 2003

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 

SUBJECT: DSUP #2003-0020 - SOUTH WASHINGTON STREET, 801-833 SOUTH WASHINGTON ST., 712-728 JEFFERSON ST., AND 806-828 SOUTH COLUMBUS ST.

To clarify that condition #8 of the development special use permit requires valet service to begin at 6:00 p.m. on weekday evenings and at 1:00 p.m. on weekend afternoons, staff is recommending the following revisions.

8. d. The applicant shall provide parking spaces for each of the 87 spaces that are displaced by the construction of the parking structure at an on off-site location and valet service for the retail patrons beginning ~~daily~~ Monday to Friday at 6:00 p.m. until one hour after the closing time of the existing restaurants. Such parking shall be provided at no cost, by valet service and shall be heavily promoted to commercial patrons. The applicant shall provide valet parking for the retail patrons beginning ~~daily~~ Saturday and Sunday at 1:00 p.m. until one hour after the closing time of the existing restaurants, or less hours as deemed appropriate by the Director of P&Z. The applicant shall provide commercial tenants and adjoining neighbors with the name and contact information of the person coordinating the valet service for the applicant. The parking shall be free and a valet service shall be provided for the duration.



WALSH COLUCCI
LUBELEY EMRICH
& TERRAK PC

M. Catharine Puskar
(703) 528-4700 Ext. 13
cpuskar@arl.thelandlawyers.com

September 30, 2003

PC Docket Item # 20-13
DSUP 2003-0020

Via Facsimile and First Class Mail

Ignacio B. Pessoa, Esquire
City Attorney
City of Alexandria
301 King St, Room 1300, City Hall
Alexandria, VA 22314

Re: DSUP 2003-0020 (800 Block S. Washington Street)

Dear Ignacio:

As a follow-up to our telephone conversation yesterday, on behalf of Washington Real Estate Investment Trust ("WRIT"), I am writing to provide you information relative to WRIT's efforts to mitigate the impacts associated with the loss of on-site retail parking during the interim construction period for the above-referenced project.

At the outset, let me state that WRIT shares the City's and tenants' interest in maintaining a successful retail shopping environment during the necessary construction period and beyond. To that end, it is WRIT's goal to construct the below-grade parking and to make it operational as soon as possible in order to minimize the disruption to the existing retail tenants to the maximum extent possible. At this point, WRIT believes that the construction of the below-grade parking garage will take approximately one year. City staff has indicated a willingness to work with us to open the new garage prior to completion of the entire project, subject to adequate provisions being made to ensure the public safety, health and welfare.

In the meantime, WRIT has worked extensively with the community, staff, and the tenants to develop adequate measures for the interim construction period during which the on-site parking is unavailable and to ensure adequate parking for the community upon completion of the project. To summarize, WRIT has done the following:

- Held seven meetings with the neighbors to discuss their concerns relative to the project and potential means of addressing those concerns, including one meeting specifically devoted to traffic and parking;
- Held four meetings with the proprietors of Faccia Luna and Southside 815 to discuss their concerns relative to the project and potential means of addressing those concerns;

September 30, 2003

Page: 2

- Held three meetings with Old Town Civic Association to discuss their concerns relative to the project and potential means of addressing those concerns;
- Attended seventeen meetings with staff to discuss concerns relative to the project and potential means of addressing those concerns;
- Held an open house on-site (in the vacant Laura Ashley space) to allow interested citizens to review our proposal, ask questions and offer comments;
- Requested, both verbally and in writing, input from the proprietors of Faccia Luna and Southside 815 on operational issues (loading/unloading, trash, employee parking, etc.) related to their businesses so that those considerations could be taken into account during both the interim construction period and the final building design;
- Entered into an agreement to lease 74 full-time parking spaces in the 500 block of S. Washington Street for use by retail patrons and employees for the timeframe during which on-site parking is unavailable due to the construction of the below-grade parking garage;
- Entered into an agreement to lease 16 part-time parking spaces in the 700 block of S. Washington Street for the use of retail patrons in the evenings or on weekends for the timeframe during which on-site parking is unavailable due to the construction of the below-grade parking garage;
- Retained Wells & Associates to conduct an inventory of available parking in the vicinity during various times of the day (10:00 am, noon, 2:00 pm, 6:00 pm, 8:00 pm and 10:00 pm on both Friday and Saturday) in order to determine additional parking needs for the timeframe during which on-site parking is unavailable due to the construction of the below-grade parking garage. I have enclosed a copy of that inventory for your review;
- Agreed, as a condition of approval based on the need evidenced by the parking inventory, to provide daily valet service from 6:00 pm to one hour after closing at no cost to the tenant or patrons for the timeframe during which on-site parking is unavailable due to the construction of the below-grade garage. (It is worth noting that the cost of the proposed valet service is in excess of \$250,000.);
- Agreed, as a condition of approval, to actively promote the available dedicated nearby parking and valet service to the retail patrons;
- Agreed, as a condition of approval, that the residents of the new apartment building will not have access to the on-street residential permit parking and that a disclaimer to that effect will be included in their lease;

September 30, 2003

Page 3

- Discussed opportunities with the neighbors for them to pursue the extension of the on-street residential permit parking restrictions in their neighborhood should they desire to do so;
- Requested and received agreement by the City for a condition to permit the designation of on-street retail loading/unloading if, and when, interim construction needs require closure of the alley for any prolonged period of time (It is our goal to maintain the use of the alley to the maximum extent possible for trash services and loading/unloading during the interim construction period.);
- Designed the new below-grade parking garage to accommodate an additional 11 retail parking spaces over and above the 87 on-site spaces available today; and
- Agreed, as a condition of approval, to provide that retail parking free of charge to retail patrons.

WRIT's efforts to work with the City, neighbors, and tenants, along with the mitigation measures listed above, are evidence of its commitment to continuing to work with the community to ensure that the necessary construction can proceed as quickly as possible with the least disruption possible to the neighborhood and retail businesses. If you have any questions or require any additional information, please do not hesitate to call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

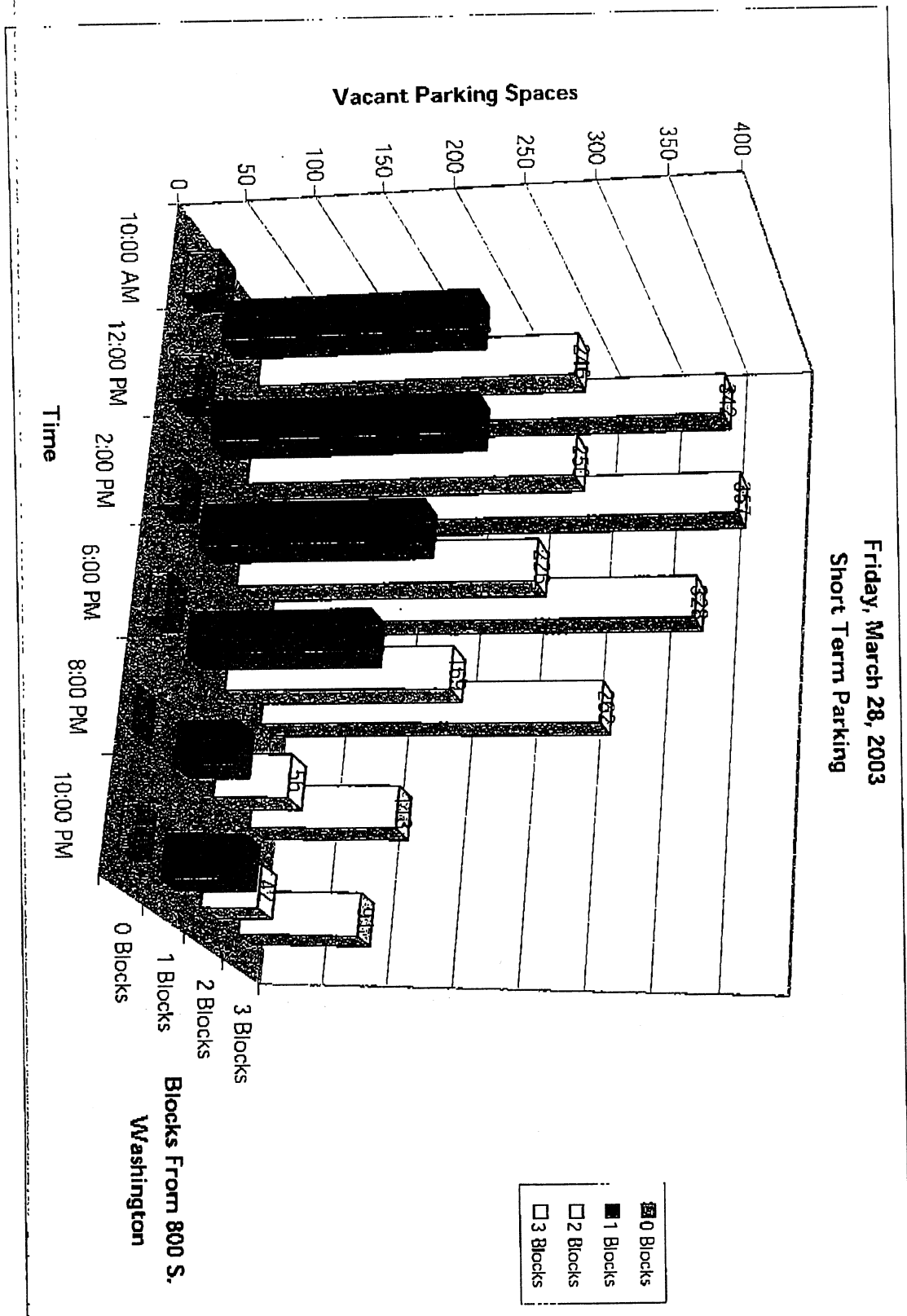
M Catharine Puskar
M. Catharine Puskar

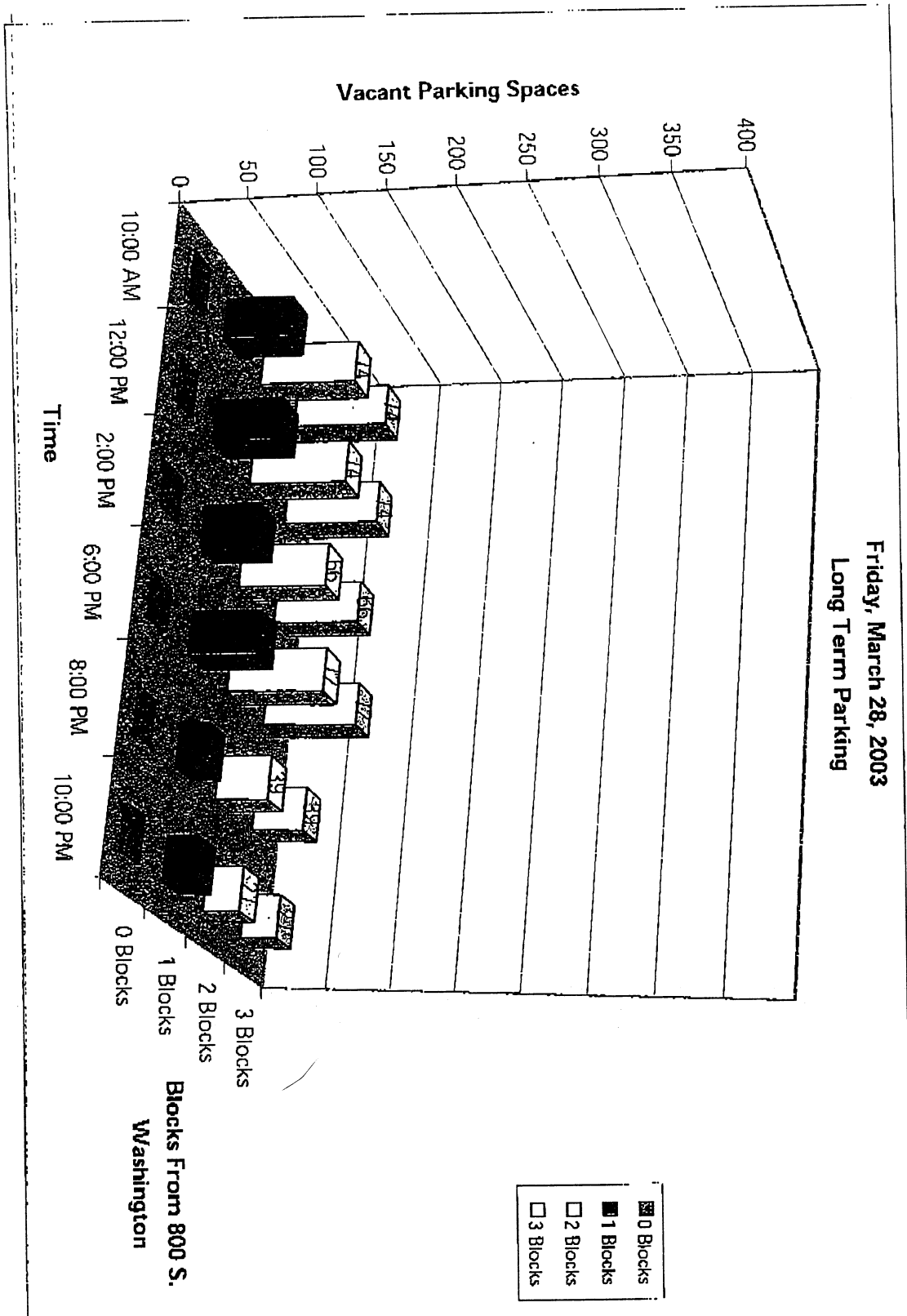
MCP/jms

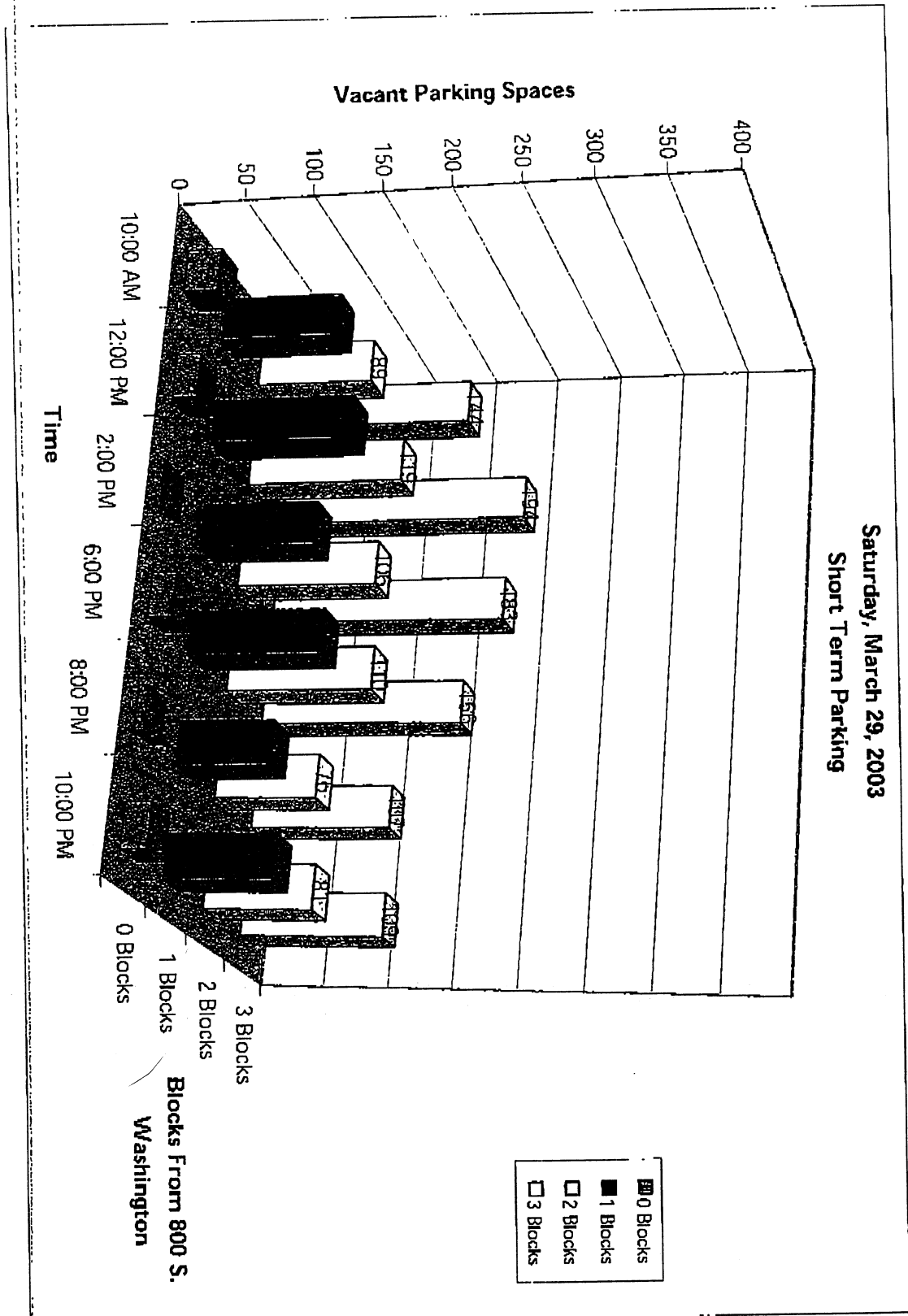
Enclosure

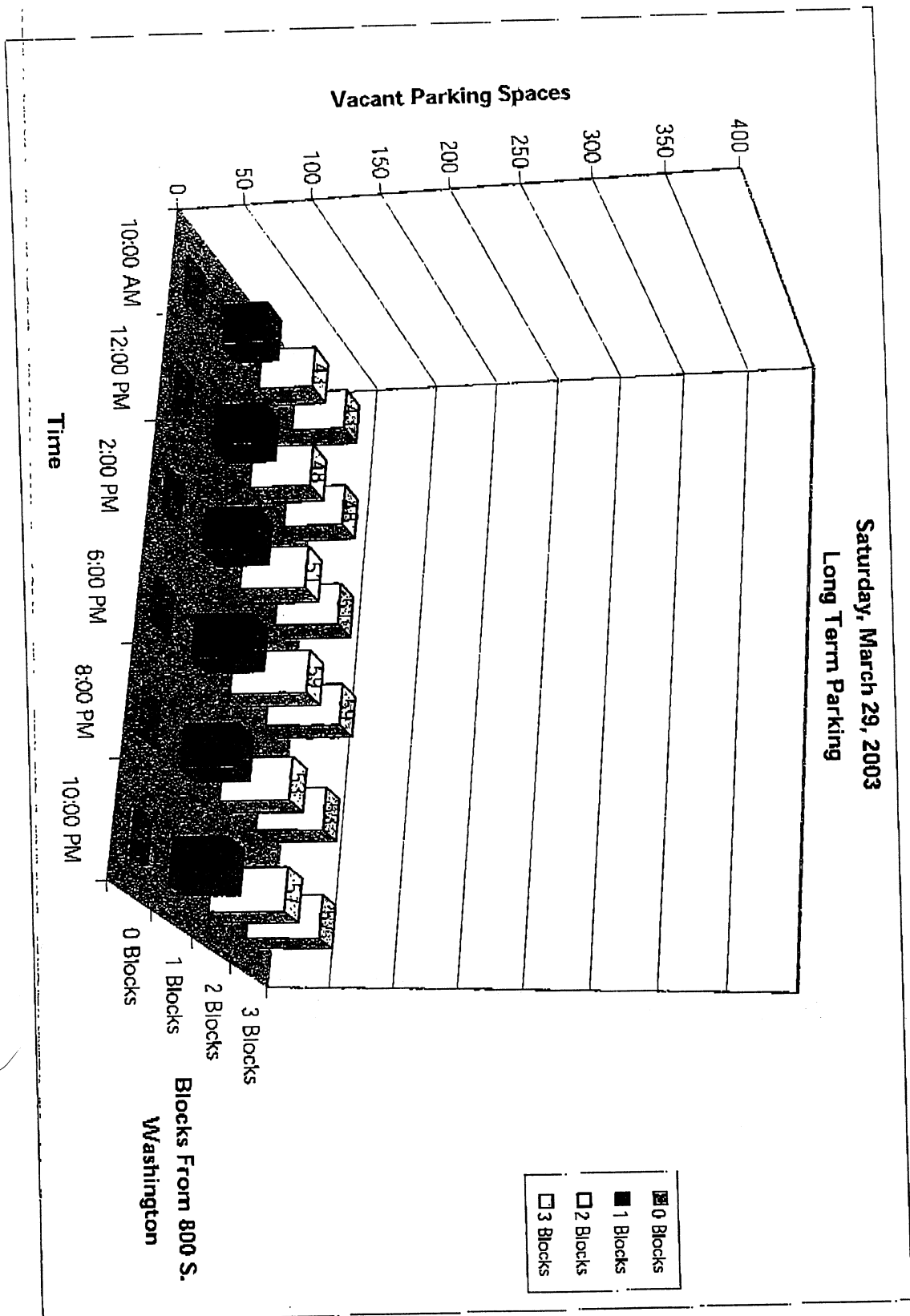
cc: Michael Schwartzman
George McKenzie
Eileen Fogarty
Jeff Farner
Nan E. Terpak
Martin D. Walsh

J:\WASHREIT\1255.8 S. Wash. St. Block\Pessoa ltr.doc









Friday, March 28, 2003
Short Term Parking Vacancy

	Blocks From 800 S. Washington			
	0 Blocks	1 Blocks	2 Blocks	3 Blocks
10:00 AM	24	190	246	342
12:00 PM	18	196	250	357
2:00 PM	16	163	226	328
6:00 PM	14	132	169	262
8:00 PM	1	44	56	113
10:00 PM	11	57	42	91

Friday, March 28, 2003
Long Term Parking Vacancy

	Blocks From 800 S. Washington			
	0 Blocks	1 Blocks	2 Blocks	3 Blocks
10:00 AM	4	49	74	74
12:00 PM	3	50	74	74
2:00 PM	1	41	66	66
6:00 PM	2	50	72	72
8:00 PM	-	21	39	39
10:00 PM	2	23	27	27

Saturday, March 29, 2003
Short Term Parking Vacancy

	Blocks From 800 S. Washington			
	0 Blocks	1 Blocks	2 Blocks	3 Blocks
10:00 AM	25	88	89	144
12:00 PM	18	105	119	194
2:00 PM	2	85	106	183
6:00 PM	18	98	110	156
8:00 PM	7	69	76	107
10:00 PM	19	79	81	109

Saturday, March 29, 2003
Long Term Parking Vacancy

	Blocks From 800 S. Washington			
	0 Blocks	1 Blocks	2 Blocks	3 Blocks
10:00 AM	1	32	43	43
12:00 PM	1	37	48	48
2:00 PM	1	39	51	51
6:00 PM	2	43	59	59
8:00 PM	-	40	53	53
10:00 PM	3	44	57	57

Project Timeline

Date: October 6, 2003
 Project: 800 Block of South Washington Street
 Washington Real Estate Investment Trust

Following is a listing (to date) of hearings before the City of Alexandria Boards and Commissions and meetings with community groups related to the proposed development project. This timeline is not meant to be an exhaustive listing of every communication between the development team and the City or local community groups.

<u>Date</u>	<u>Event</u>	<u>Description</u>
10/23/02	Community Meeting	Project introduction to neighbors at the Lee Center.
10/30/02	Community Meeting	Project introduction to Old Town Civic Board at Carolyn Merck's house.
3/13/03	Community Meeting	Community and City staff at City Hall.
3/29/03	Community Meeting	Design meeting regarding massing and elevations with neighbors and City staff at the Lee Center.
4/3/03	Community Meeting	Meeting regarding traffic and parking with neighbors and City staff at the Lee Center.
4/23/03	Community Meeting	Design meeting regarding massing and elevations with neighbors at the Lee Center.
5/5/03	Community Meeting	Design meeting regarding massing and elevations with the Old Town Civic Board at Carolyn Merck's house.
5/14/03	Community Meeting	Old Town Civic membership meeting.
5/19/03	Community Meeting	Open house for Old Town Civic and neighbors at 800 South Washington (former Laura Ashley suite).
5/21/03	City Hearing	BAR Hearing 1 at City Hall.
6/11/03	Community Meeting	Meeting regarding final design issues in preparation for BAR Hearing 2 with neighbors and City staff at the Lee Center.
6/18/03	City Hearing	BAR Hearing 2 at City Hall.
7/28/03	Community Meeting	Meeting regarding construction process with neighbors at the Lee Center.
10/1/03	Community Meeting	Meeting regarding City staff report with neighbors at the Lee Center.

Eileen Fogarty

10/03/03 05:00 PM

To: Kendra Jacobs/Alex@Alex

cc:

Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty
(eileen.fogarty@ci.alexandria.va.us)

For Planning Commission

..... Forwarded by Eileen Fogarty/Alex on 10/03/2003 04:59 PM

PC Docket Item #
20-13
DSUP2003-0020



<michael.mccreadie@fticonsulting.com>

10/03/2003 10:28 AM
Please respond to
michael.mccreadie

To: <eileen.fogarty@ci.alexandria.va.us>

cc:

Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty
(eileen.fogarty@ci.alexandria.va.us)

Time: [Fri Oct 03, 2003 10:28:25] IP Address: [65.113.66.146]

Response requested: ☐

First Name: Michael

Last Name: McCreadie

Street Address: 802 Green Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703 684 7040

Email Address: michael.mccreadie@fticonsulting.com

Comments: I would like to lodge our objection to the development special use permit for South Washington Street Project (DSUP #2003-0020). The high density development proposal is totally out of character with the local area. While the area has other residential apartment complexes, the area dominated by the proposed building and the associated density is substantially greater than anything in the immediate area. In addition to this in no other location is there the mix of residential and retail as there is at this location and this adds a further element of complexity. Parking is already difficult in the area; the proposal is for approximately 75 units and with only 110 additional parking spaces. Retail already fully occupies the existing 87 parking spots, add to this

guests of the new residents, two cars per apartment (given the nature of the apartments are aimed at the higher end clientele, two cars per family is not unlikely) and we have a potential parking nightmare to rival Georgetown.

The proposal as it stands would make a mockery of what Old Town Alexandria is aiming to preserve, the old town family friendly feel to it. Adding the amount of traffic flow associated with such a large project would force many families to relocate to more family friendly areas. If it is the sole aim of the council to increase revenue then the project is good one, however if that is the case then they need to come out and announce this to be the case now. In times of tight budgets we can appreciate the lure of more tax dollars, but at what expense. Just how much of Old Town is the council willing to give up. Otherwise there is really no grounds to approve such an obtrusive building to an area that still has the family friendly feel to it where people sit outside and can chat to neighbors without the constant roar of traffic.

I would appreciate it if you could pass this letter on to other members of the planning commission.

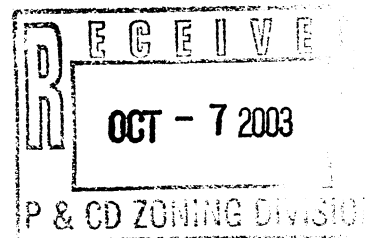
Regards

Irina & Michael McCreadie

**KINNEY****KORMAN**

ATTORNEYS

400 N. WASHINGTON STREET, SUITE 1300
ALEXANDRIA, VA 22314
PHONE 703.525.4100
FAX 703.525.2207



JONATHAN C. KINNEY
JKinney@beankinney.com

October 7, 2003

Ignacio B. Pessoa
City Attorney
City of Alexandria
301 King Street
Room 1300
Alexandria, Virginia 22314

Mr. Eric Wagner, Chairman
City of Alexandria Planning Commission
Office of Planning and Zoning
301 King Street
Room 3500
Alexandria, Virginia 22314

Re: **Washington Investment Trust Project; 800 Block South Washington Street, Alexandria, Virginia**

Dear Messrs. Pessoa and Wagner:

We are writing on behalf of Faccia Luna Pizzeria, L.L.C., a Virginia limited liability company (Joseph F. Corey and William J. McFadden) and Washington Street Food Company, a Virginia corporation, commonly known as Southside 815 in connection with the Washington Real Estate Investment Trust's (WRIT) proposed development in the 800 block of South Washington Street.

Faccia Luna Pizzeria and Southside 815 entered into lease agreements with South Washington Street Properties, Limited Partnership, the predecessor in interest to WRIT a number of years ago. Those leases have a remaining term (with options) of seven years for Faccia Luna and four and one half years in the case of Southside 815 (with the right of first refusal for another five years). Both of these lease agreements specifically provide that the tenant shall have the right to use the parking lots adjacent to their premises for customer/employee parking. The development proposal put forward by WRIT will violate that contractual right during the construction of the proposed project by denying Faccia Luna and Southside 815 the use of this parking for their employees and customers use.

Both Faccia Luna and Southside 815 recognize that there are a number of positive aspects to the proposed WRIT development. While we appreciate the City of Alexandria's efforts to ameliorate the damage that will be done to Faccia Luna and Southside 815's business during construction, we believe these efforts, while certainly helpful, will not be able to adequately overcome the damage caused by WRIT's actions.



Ignacio Pessoa, Esquire
Chairman Eric Wagner
October 7, 2003
Page 2

At this point in time we would simply request that the City of Alexandria in its consideration of this project take no action that would further prejudice the leasehold rights of Faccia Luna and Southside 815.

Sincerely,

BEAN, KINNEY & KORMAN, P.C.

A handwritten signature in black ink, appearing to read 'JCK', with a long horizontal flourish extending to the right.

Jonathan C. Kinney

JCK:dsi
cc: Catharine Puskar

STATEMENT OF FACCIA LUNA OF ALEXANDRIA, LLC

City of Alexandria Planning Commission

Tuesday, October 7, 2003

Faccia Luna has been in business in Alexandria since November 1996. It took us approximately 3 years to build up our business to its current sales level. Our customer base is stable and we are currently in the prime earning years of our lease. Short of a catastrophe, this trend should last until the end of our lease.

Faccia Luna knew going into this venture that this location was, at best, marginal for our type of business and that the availability of onsite surface parking was key to our decision to signing our lease. Neither office complexes nor the critical number of businesses exist nearby to make this location a destination. The foot traffic here is far less than on East King Street. We believed then, and even more so now, that this onsite surface parking gives us a chance to weather market set-backs and allows us to compete with other businesses. In short it is critical to our business. *This is a Catastrophe*

We are now being asked by WRIT and the City of Alexandria to voluntarily give up a critical leasehold asset that we now enjoy. We have a contractual right to this parking, 24 hours a day, 7 days a week. What is being offered instead, by WRIT, is a parking arrangement that falls far short of what we are contractually entitled to. While we firmly believe we have the leasehold right to this parking onsite, we offer the following conditions to the staff. We believe the following conditions regarding this parking arrangement are needed to ensure the staff and City that the proposed parking arrangement is definite, continuous and non-revocable during the period of construction and occupancy.

These conditions dove-tail with the staff report where the concern was raised that the displacement of 87 parking places would not negatively impact the existing retail uses.

We also believe that there needs to be City oversight and accountability regarding this alternative parking arrangement because we have no stop-work or policing authority to ensure the parking is available. The following are four conditions that we would ask to be added to the order going to the City Council.

- 1) Prior to the issuance of a Building Permit the applicant shall provide the Department of Planning and Zoning with copies of fully executed leases for the required off-site parking demonstrating that the off-site parking spaces required pursuant to the terms of this Condition are unconditionally available from the date construction commences through the date a certificate of occupancy has been issued for the garage and it has been determined that the garage can be safely used by retail customers and employees.
- 2) The applicant shall submit to the Department of Planning and Zoning and the Department of Transportation and Environmental Services a Valet Parking Plan detailing the valet parking operations required pursuant to this condition; including, but not limited to specifics regarding the number

of valet attendants, the number and location of the valet stations, and the routes for valet pickups and drop-offs. The valet plan shall be submitted for review and comment to the retail tenants on the 800 block of South Washington Street.

- 3) The Department of Planning and Zoning and the Department of Transportation and Environmental Services shall be provided with monthly reports on the valet parking operations and shall review the reports and monitor the valet parking operation to determine whether or not the operations provide an adequate supply of parking for the customers of the retail businesses on the 800 block of South Washington Street. The Director of the Department of Transportation and Environmental Services and the Director of Planning and Zoning may require, if circumstances warrant, that the valet parking hours of operations be expanded in excess of the days and times set forth in this Condition.
- 4) The valet parking shall be provided between the hours of 11:00am and 2:00pm on weekdays.

1. Prior to the issuance of a Building Permit the applicant shall provide the Department of Planning and Zoning with copies of fully executed leases for the required off site parking demonstrating that the off-site parking spaces required pursuant to the terms of this Condition are unconditionally available from the date construction commences through the date a certificate of occupancy has been issued for the garage and it has been determined that the garage can be safely used by retail customers and employees.
2. The applicant shall submit to the Department of Planning and Zoning and the Department of Transportation and Environmental Services a Valet Parking Plan detailing the valet parking operations required pursuant to this condition; including, but not limited to specifics regarding the number of valet attendants, the number and location of the valet stations, and the routes for valet pickups and drop-offs. The valet plan shall be submitted for review and comment to the retail tenants on the 800 block of South Washington Street.
3. The Department of Planning and Zoning and the Department of Transportation and Environmental Services shall be provided with monthly reports on the valet parking operations and shall review the reports and monitor the valet parking operation to determine whether or not the operations provide an adequate supply of parking for the customers of the retail businesses on the 800 block of South Washington Street. The Director of the Department of Transportation and Environmental Services and the Director of Planning and Zoning may require, if circumstances warrant, that the valet parking hours of operations be expanded in excess of the days and times set forth in this Condition.
4. The valet parking shall be provided between the hours of 11:00 a.m. and 2:00 p.m. on weekdays.

H. STEWART DUNN, JR.
418 SOUTH LEE STREET
ALEXANDRIA, VIRGINIA 22314

DEUP2003 0080

October 29, 2003

Eileen P. Fogarty, Director
Department of Planning & Zoning
City of Alexandria
301 King Street, Room 2100
P. O. Box 178, City Hall
Alexandria, VA 22313

Re: 800 South Washington Proposal

Dear Eileen:

I am enclosing a letter that I received recently from Ms. Susan Bartlett, who resides at 809 South Columbus Street. I am sure you will want to consider her comments, and I also suggest that you distribute a copy of this to the other members of the Planning Commission.

Sincerely yours,



H. Stewart Dunn, Jr.

HSD/jmn

Enclosure

cc: Susan Bartlett
Eric Wagner, Chairman

October 17, 2003

DSUP-2003-0029

Commissioner H. Stewart Dunn, Jr.
418 South Lee Street
Alexandria, VA 22314-4206

RE: Proposed Building S. Columbus/Jefferson/Green Sts.

Dear Mr. Dunn:

I live in the 800 block of South Columbus Street directly across from where the apartment building discussed in your last meeting is being planned. I have lived at this address for 23 years. Although I felt the structure was a "done deal" and didn't attend the meeting, I did read the summary in the Alexandria Gazette Packet. I was heartened by the fact that you and several others on the Planning Commission noticed the mass of the building and the lack of green space.

I, along with some of my neighbors, felt that the Board of Architectural Review was so dazzled by the architectural drawings that the considerable size of the building was overlooked.

I've been pleased with the way our neighborhood has evolved over the years. However, the size of the proposed building concerns me, as well as what will happen to the businesses facing Washington Street when parking is still an uncertain issue. In addition, the mass of this building will set a precedent for future structures to be built in the area, and the south end of Old Town will start to look like the north end or, equally as bad, the size of the proposed building will dwarf everything else within a several block radius.

I don't feel that our neighborhood should have to absorb this extra density, when the block was never planned for that much. My neighbors and I went to many earlier meetings with WRIT and they spent hours skirting the issue of density. When we brought it up, we were always told that the high number of apartments was needed to make the building profitable. I can truthfully say that I think most of us just gave up after countless changes to the architecture, but no change in density.

I want to thank you for taking a good look at this huge proposed building and the area surrounding it. Something smaller in scale to match those in the surrounding area would serve us well and keep the south end of Old Town a neighborhood we can all enjoy.

Sincerely,



Susan Bartlett
809 South Columbus Street

LS225

VA # 2003-0003

DSUP # 2003-0020

The Old Town Civic Association

POST OFFICE BOX 21333
ALEXANDRIA, VIRGINIA 22320-2333

November 18, 2003

Mr. Eric Wagner, Chairman, Alexandria Planning Commission
Members, Alexandria Planning Commission
City Hall,
Alexandria, VA 22314

Dear Chairman Wagner and Commissioners:

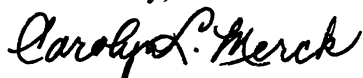
The Board of Directors of the Old Town Civic Association would like to register a few concerns about the development project currently under consideration for the 800 block of South Washington Street. For several reasons, the Planning Commission deferred until December 2, 2003, its decision regarding the application by the Washington Real Estate Investment Trust (WRIT) for a site plan and special use permit for a mixed use project on this site, and we concur that the issues cited by the Commission warrant further analysis. Primary among our concerns is provision of reliable parking for patrons of the restaurants located on this block. WRIT should make every effort to work with the restaurants to ensure that parking is available during the construction period. We would encourage you to seek assistance from the City, if necessary, to minimize any detrimental effects of construction on the restaurants' business.

Open space is important to our community. We applaud WRIT for the quality of the open space provided on South Columbus Street, but we believe that the *ground level* open space should be increased. Although the CRMU-L zone does not require all open space to be at ground level, most find that it provides a much more pleasing community amenity than above-ground space.

Provision of "affordable housing" in the form of *housing units* rather than *developer contributions* to the housing trust fund is another issue of concern. As a general policy, we think that provision of units is the best way for the City to achieve its affordable housing objectives. Thus, every new residential development, including that proposed by WRIT, should be carefully scrutinized with regard to its potential for adding to the City's stock of affordable housing.

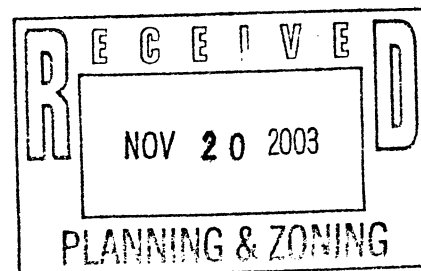
We would like to be kept informed of progress made toward addressing and resolving the issues raised by the Commission during its first consideration of the WRIT development application. Please let us know if we can be of any assistance on these matters.

Yours truly,



Carolyn L. Merck, President
for The Board of Directors

114



November 28, 2003

ALEXANDRIA PLANNING COMMISSION
ALEXANDRIA CITY COUNCIL

We are writing to confirm our opposition to the mass, density, and traffic and parking impacts of the proposed new WRIT rental development at South Washington, Green Street, South Columbus, and Jefferson Street. We beg to differ with regards to statements made by leadership of the Old Town Civic Association regarding the character of our neighborhood and our views regarding the new development.

1. We love our neighborhood, which has a unique character within Old Town, and is an important entryway on the GW parkway into Old Town. Residents are of varying incomes. Commercial buildings are set back from sidewalks with lawns and green space. Parking problems are manageable. We appreciate and support our local businesses and work cooperatively with them.

2. Our quality of life will be directly burdened for years by the construction of the Woodrow Wilson Bridge and its interchanges. The extent of traffic, noise, lighting, and parking impacts in our neighborhood on the very edge of the construction is largely unforeseeable – both for residents and small businesses. What is certain is that no other neighborhood in Alexandria will bear a similar share of these impacts.

3. We oppose any decisions by the Planning Commission and City Council that would cause a transformation of our neighborhood into anything resembling North Old Town. We don't want North Old Town's towering buildings, ad hoc growth, maximum density, and traffic and parking problems.

4. Decisions made by the Planning Commission and City Council regarding the WRIT development will set the standard for the area, inevitably having a domino effect on properties facing South Washington Street.

We are counting on you to represent our views and protect our interests as your constituents and Alexandria taxpayers.

Sincerely, (names attached),

NameAddress

Natalie Laing	811 Green St.
MARY-JANE TOTH	809 Green St
Trijtje Downes	909 S Columbus St.
Bob Leathers	804 Green St.
Hollis Wickman	822 Green St
Elena Khomjing	816 Green Street
Harriet Carlin	817 Church St.
Garry Patterson	809 Church St
Nicole Dietz	907 S. Washington St.
Robert B. McCowell	823 Columbus St.
Yvonne BONNER	719 S. Columbus 22314
AK MCNAMARA (OWNER)	915 S. Columbus 22314
Nancy Duman	925 S. Columbus 22314
Mike McGeele	802 Green St 22314
Nicole Stewart	919 Green St.

MARY Alice
Herman

1250 SOUTH Washington St
Alex VA 22314 #724

Name

Address

MIKE WARGO

813 GREEN ST. ALEXANDRIA VA
22314

McHenry
Shellyn McLaughlin

814 Green St Alexandria

Evelyn D. Causey
Hurn and Pat Harkin

815 S. ALFRED ST. #1, Alexandria
202 Jefferson Street Alex

Alan D. Meyer
B B Bell

815 S. Alfred St. #1
Alexandria

Carey M
Carey Macpherson

800 S. WASHINGTON ST. #331

Nancy Dorman

914 Jefferson St. #2
Alexandria 22314

Morgan East

925 S. Columbus St.
Alexandria 22314

Wendy Drucker

719 S. SAINT ASAPH ST. #105
ALEXANDRIA, VA 22314

Stephanie Barnhart

912 S. Patrick St,
Alexandria, VA 22314

715 S. Washington St Alb
Alexandria, VA 22314

Luis Clark

605 S. St Asaph St
Alexandria 22314

Ted Thomas

913 S. Washington St #106
Alexandria, VA 22314

Gracie T. Meredith

915 S. Washington St. #201
Alexandria, VA 22314

Vernon Weibel Vernon Weibel

1204 S. Washington St., Apt. 712W
Alexandria, VA 22314

JENNIFER
Jennifer Swayer

174122
8100 Jefferson St.
Alexandria VA 22314

Ever S. Poling, 913 South Alfred St. - Alex. 22314

~~W.F. Fenton~~ WILLIAM FENTON, 813 S. ALFRED ST., ALEX. 22314

Jean M. Fenton Jean M. Fenton 813 S. Alfred St. Alex 22314

~~Gay F. Fenton~~ 803 Green St. Alex 22314

Lois Embler 904 Green St Alex VA 22314

~~Haviland Steele~~ Haviland W. Steele 912 Green St. Alex, VA 22314

~~Ronald G. Steele~~ : RONALD G. STEELE, 912 GREEN ST, ALEXANDRIA VA 22314

Kris & Tom Schuly 903 Green Street, Alexandria, VA 22314

~~John M. Gentry~~ 811 S. Columbus St ALEXANDRIA VA 22314

Beverly Polizzi 817 S Columbus St Alexandria VA 22314

Santo Polizzi Same "

Susan Bartlett 809 S. Columbus, Alexandria, VA 22314

Barbara Earl 909 So. Alfred St., Alexandria 22314

Paul F. Linnell 911 South Alfred St. Alexandria, VA 22314

Randall A. Snow 917 South Alfred Street, Alexandria, VA 22314

Andrea K. Snow 917 S. Alfred Street, Alexandria, VA 22314

Martha C. Betheer 921 S Alfred St, Alexandria, VA 22314

Victoria Saffett 922 S. Alfred ST Alexandria, VA 22314

Kevin J. Schuil 815 Green Street, Alexandria, Va. 22314

Susan J. Craft 818 Green Street, Alexandria, VA 22314

Sarah Humphreys 819 Green Street, Alexandria VA 22314

Lawrence W. Mason 819 Green St. ALEXANDRIA VA 22314

J A Holmen L Holmen 813 Green St.

FRANK GIANINAZZI 820 GREEN ST.




Lynn Ego 928 S. Alford Street

Sam Ego "

Jenny Brown 815 Church

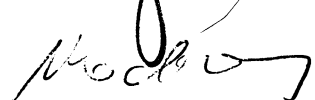
James Bennett "

 Nan 819 CHURCH ST
(GREGORY NAW)

Kelley & Wells 913 S. Columbus Street

The Catanzos 917 S. Columbus

817 Green St. Maxim. G. Kishin 

 806 S PATRICK

Carol Franklin 810 Green St 22314

Julie Giorinazzi 820 Green Street

Julie Z. Giorinazzi

NESTOR CERAMI 810 GREEN ST

Chris Quinn, ^N 903 S Wackerly 121

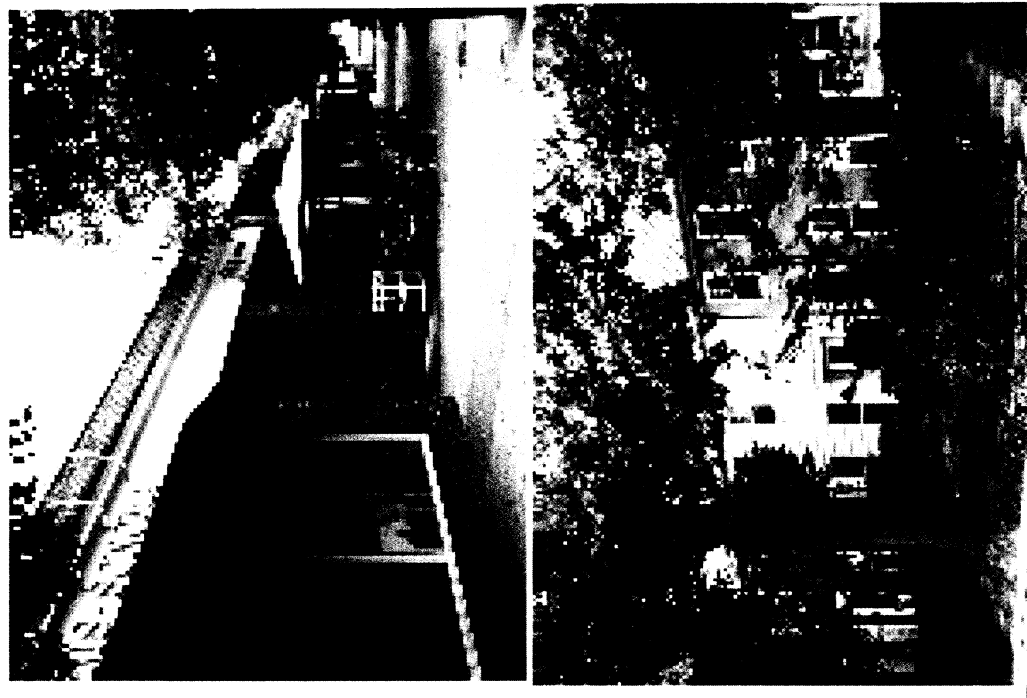
Sam R — 808 Green ST

8 9 9 ✓
12-16-2003

DSUP # 2003-0020
VAC # 2003-0003

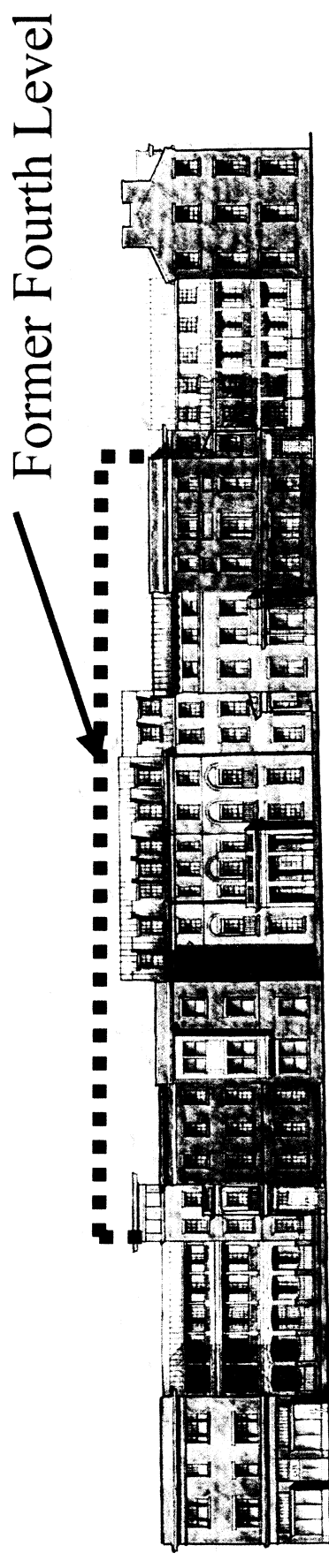
800 S. Washington

Project Description



Process

- 13 community meetings + 4 hearings
- Changes To Proposal:
 - Reduce number of units from 85 to 75
 - Eliminate approx. 70% of the fourth floor
 - Redesign from apartment style to townhouse style
 - Provide significant setbacks, articulation and open space on Columbus Street
 - Provide usable consolidated ground level open space

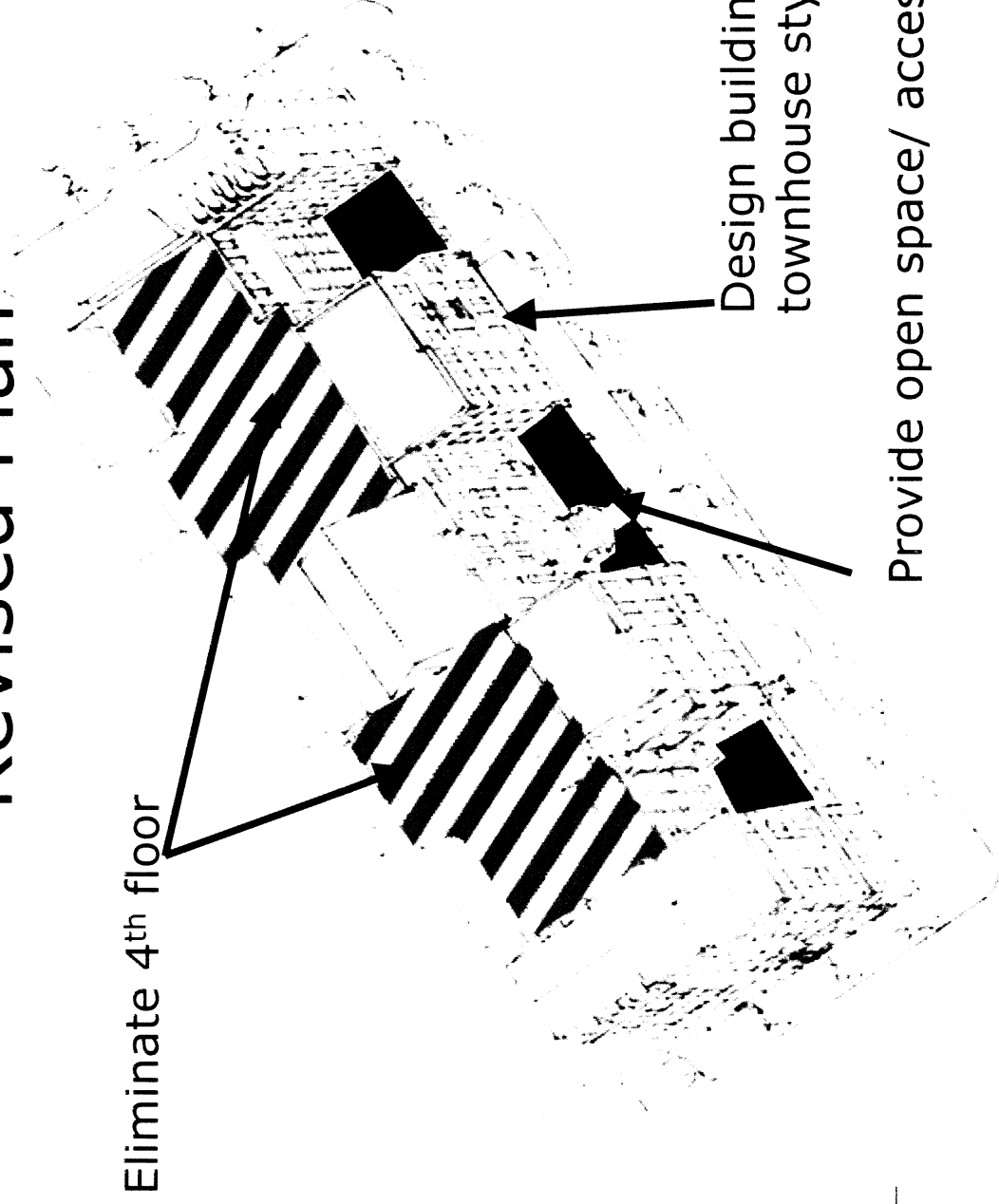


West Elevation - South Columbus Street

800 S. Washington

DSUP# 2003-0020
VAC# 2003-0003

Revised Plan



Eliminate 4th floor

Design building as
townhouse style bays

Provide open space/ access

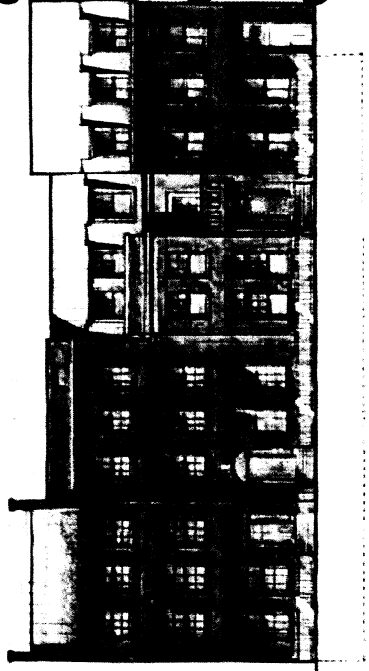
800 S. Washington

DSUP#2003-0020
VAC#2003-0003

Board of Architectural Review

Washington Street Standards:

- Buildings Appear No Larger
80' x 100'
- Mid- Block Alley
- Townhouse- Style Units
- Reduced height of end unit
and 4th floor
- Support by the National Park
Service(NPS)



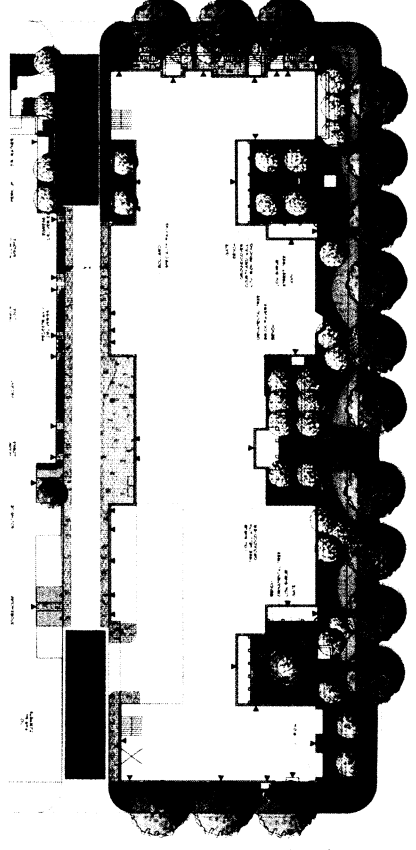
800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

Planning Commission

- Planning Commission hearing October & December
 - PC support of DSUP 6-0-1; support of vacation 6-1
- Complies with Master Plan – Mixed use project
- Complies with intent of CRMU zone – Residential use
- Retains existing retail tenants
- Retains low-scale building on Washington Street
- Complies with Washington

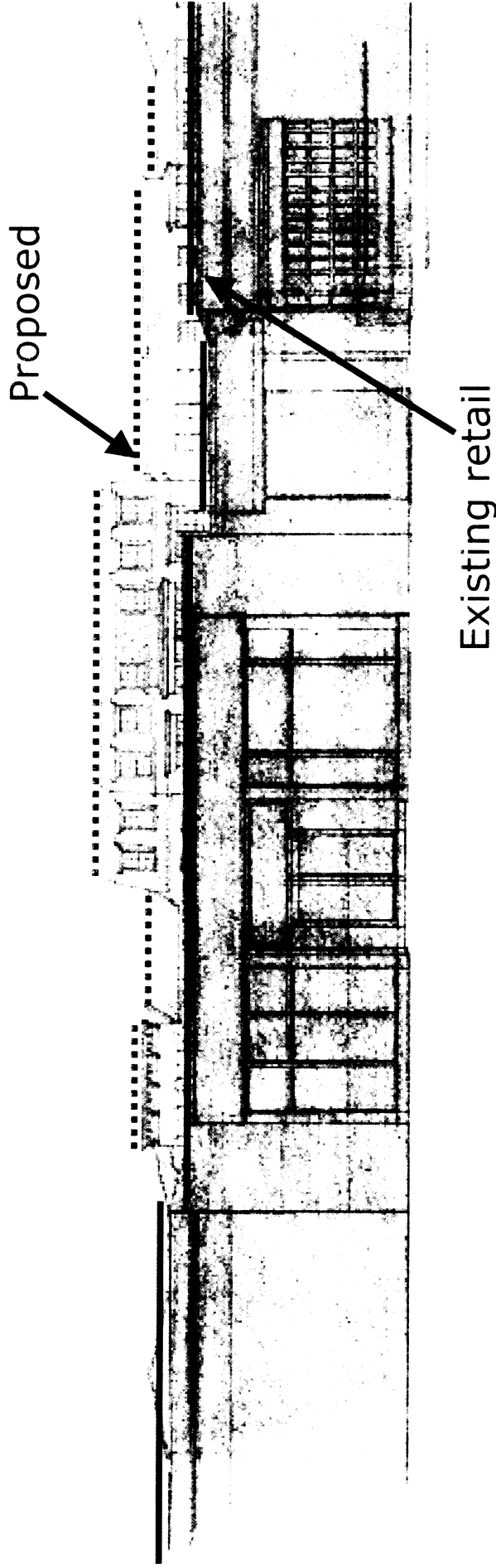
Street Standards



800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

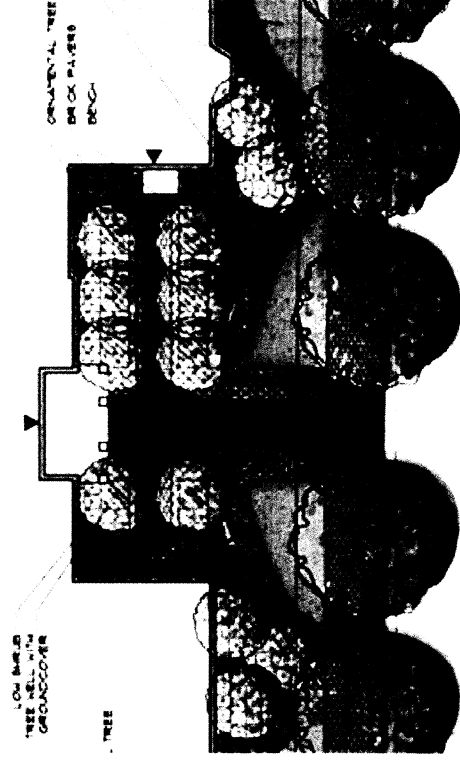
Visibility from Washington Street



800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

- Retail
 - ❑ Parking: valet, off-site, and underground
 - ❑ Retention of Existing Retail Use
- Open Space
 - ❑ 10,303 sq. ft.
 - ❑ 40% required (approx. 42% provided)
 - ❑ approx. 25% ground level consolidated open space



800 S. Washington

DSUP# 2003-0020
VAC# 2003-0003

AFFORDABLE HOUSING

STANDARD CONTRIBUTION: \$88,000

PLANNING COMMISSION

RECOMMENDATION:

3 On-site Units \$451,433
(\$5.12/gross sq.ft.)

ALLEY VACATION: \$430,800

800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

Conclusion

Creates lively mixed use environment:

- Retains community-serving retail
- Enhances pedestrian streetscape
- Eliminates surface parking
- Provides transition from retail to townhomes





Ginny Hines Parry
<ghparry@fortebrio.com>
>

12/12/2003 11:02 AM

To: Del Pepper <delpepper@aol.com>, Joyce Woodson
<council@joycewoodson.net>, Paul Smedberg
<SmedbergPC@aol.com>, Andrew Macdonald
<MacdonaldCouncil@msn.com>, Ludwig Gaines
<Councilmangaines@aol.com>, Rob Krupicka
<Rob@krupicka.com>, "William D. Euille"
<wmeuille@wdeuille.com>, "William D. Euille"
<alexvamayor@aol.com>
cc: <jackie.henderson@ci.alexandria.va.us>, Katy Cannady
<kcannady@erols.com>, Ginny Hines Parry
<ghparry@fortebrio.com>, Frank Putzu <SPutzu@aol.com>, Putzu
Frank A NSSC <PutzuFA@NAVSEA.NAVY.MIL>, Brian Detter
<brdetter@aol.com>, Lynn Smith <mlynnsmith@comcast.net>
Subject: 12/16/03 Docket: Items 8 and 9, 801-833 South Washington Street

December 12, 2003

The Honorable Mayor and Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314

RE: 801-833 South Washington Street, Items 8 and 9, 12/16/03 Docket

Dear Mayor and Members of City Council:

Alexandrians for Sensible Growth request the City Council to reject the apartment house project at 801-833 South Washington Street. It violates several basic principles we regard as of paramount importance. These are our principles regarding open space, protection of the Old and Historic District and public participation.

We believe that all land counted in the open space requirement for any project should be land that is available to the public at some level, even if it is only visible landscape on private property. This proposed building is of such enormous mass and scale that it does not in fact meet its open space requirement. The developer has chosen to treat the existing buildings facing Washington Street and the proposed apartment building behind them as one parcel to calculate floor area ratio, resulting in a lower ratio than if only the new structure were considered. Yet the new building is treated as a single entity to calculate the required open space, in a building where between 40 and 50 percent of the open space is on the roof. As we've stated previously, open space that is available only to residents, such as balconies and rooftop gardens, should not be counted in the open space requirement. The alley that must be vacated is also counted as open space.

Secondly, as it is presently designed and because of its enormous size (a solid block-long building), this project is unsuitable for the Old and Historic District. Not only does it violate the Old and Historic District requirements, it is in close proximity to Washington Street. Several of the members of the Council-appointed task force which wrote the Washington Street standards, most notably Planning Commissioner Stewart Dunn, have stated that it is in violation of those standards. The standards for Washington Street require that large buildings be broken up architecturally so that they appear to be several different buildings, not one massive building such as this one.

In addition, the top floor of this building is visible from Washington Street, a direct violation of the Washington Street standards. Members of

8 & 9
12-16-03

the Planning Commission who voted in favor of this project tacitly acknowledged that it violates the Washington Street standards. They suggested that the violations could be corrected during later deliberations of the Board of Architectural Review. We believe that every level of our local government, but most particularly the City Council, has the duty to protect the Old and Historic District and uphold the Washington Street standards, which were written in response to another proposed massive building on the Old Colony site. That building was rejected by Council as this one should be.

Lastly, the public consultation that should have taken place before this building proposal ever went forward did not occur. This is evident because many residents of the immediate neighborhood in south Old Town were not informed, as they should have been, of this project until shortly before the Planning Commission voted. Their response was to gather in excess of 70 signers of a petition in opposition during the weekend before Planning Commission met. This recurring problem in the development review process can be corrected if the Planning and Zoning Department is given more resources to do community outreach. Proactive communication with citizens at the front-end of land use decisions is one factor that will instill a sense of confidence that the City's development review process has integrity.

This project should be rejected. Another proposal will soon come forward as it always does because of Alexandria's valuable land. Hopefully, the next project will adhere to the Washington Street guidelines and respect our needs for open space and full community participation.

Sincerely,

Ginny Hines Parry, President
Alexandrians for Sensible Growth
317 Skyhill Road
Alexandria, VA 22314
703-212-0982
ghparry@fortebrio.com

8 e 9
12-16-2003

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

66. The mass, scale and height of the existing buildings shall not be revised, reconfigured, altered and/or demolished unless approved by a special use permit approved by City Council. (CC)

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

67. The lighting for the roof-top open space shall be pedestrian scale lighting and shall not be visible from the adjoining streets. The level of lighting shall be the minimum necessary for safety purposes as evaluated by a photometric plan to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services in consultation with adjoining residents. (CC)

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

68. Additional variation to the roof lines and roof types shall be provided for the east and west facades. The revisions shall be designed to reduce the perceived mass and provide the appearance of separate buildings. The revisions shall be completed to the satisfaction of the Director of Planning and Zoning prior to submission to the Board of Architectural Review. (CC)

8ⁱ 9
12-16-03

ADDITIONAL NAMES MORE THAN 70 NAMES SUBMITTED PREVIOUSLY

November 28, 2003

ALEXANDRIA PLANNING COMMISSION
ALEXANDRIA CITY COUNCIL

We are writing to confirm our opposition to the mass, density, and traffic and parking impacts of the proposed new WRIT rental development at South Washington, Green Street, South Columbus, and Jefferson Street. We beg to differ with regards to statements made by leadership of the Old Town Civic Association regarding the character of our neighborhood and our views regarding the new development.

1. We love our neighborhood, which has a unique character within Old Town, and is an important entryway on the GW parkway into Old Town. Residents are of varying incomes. Commercial buildings are set back from sidewalks with lawns and green space. Parking problems are manageable. We appreciate and support our local businesses and work cooperatively with them.
2. Our quality of life will be directly burdened for years by the construction of the Woodrow Wilson Bridge and its interchanges. The extent of traffic, noise, lighting, and parking impacts in our neighborhood on the very edge of the construction is largely unforeseeable – both for residents and small businesses. What is certain is that no other neighborhood in Alexandria will bear a similar share of these impacts.
3. We oppose any decisions by the Planning Commission and City Council that would cause a transformation of our neighborhood into anything resembling North Old Town. We don't want North Old Town's towering buildings, ad hoc growth, maximum density, and traffic and parking problems.
4. Decisions made by the Planning Commission and City Council regarding the WRIT development will set the standard for the area, inevitably having a domino effect on properties facing South Washington Street.

We are counting on you to represent our views and protect our interests as your constituents and Alexandria taxpayers.

Sincerely, (names attached),

8¹ 9
12-16-03

ADDITIONAL NAMES MORE THAN 70 NAMES SUBMITTED PREVIOUSLY

November 28, 2003

ALEXANDRIA PLANNING COMMISSION
ALEXANDRIA CITY COUNCIL

We are writing to confirm our opposition to the mass, density, and traffic and parking impacts of the proposed new WRIT rental development at South Washington, Green Street, South Columbus, and Jefferson Street. We beg to differ with regards to statements made by leadership of the Old Town Civic Association regarding the character of our neighborhood and our views regarding the new development.

1. We love our neighborhood, which has a unique character within Old Town, and is an important entryway on the GW parkway into Old Town. Residents are of varying incomes. Commercial buildings are set back from sidewalks with lawns and green space. Parking problems are manageable. We appreciate and support our local businesses and work cooperatively with them.
2. Our quality of life will be directly burdened for years by the construction of the Woodrow Wilson Bridge and its interchanges. The extent of traffic, noise, lighting, and parking impacts in our neighborhood on the very edge of the construction is largely unforeseeable – both for residents and small businesses. What is certain is that no other neighborhood in Alexandria will bear a similar share of these impacts.
3. We oppose any decisions by the Planning Commission and City Council that would cause a transformation of our neighborhood into anything resembling North Old Town. We don't want North Old Town's towering buildings, ad hoc growth, maximum density, and traffic and parking problems.
4. Decisions made by the Planning Commission and City Council regarding the WRIT development will set the standard for the area, inevitably having a domino effect on properties facing South Washington Street.

We are counting on you to represent our views and protect our interests as your constituents and Alexandria taxpayers.

Sincerely, (names attached),

NAME


ADDRESS

Alex Boesenberg
W. Eugene Davis
Margaret Zebrowski
Rachel Gaynebin

634 N. Alfred St
901 Jefferson St.
6342 Old Course Ct
707 South Royal St.


Stephanie Barnhart

715 S. Washington St #A16

KELLEY GANNON


927 S. St. Asaph St

RICHARD DOWNS 

906 S. WASHINGTON ST #106

Carmella Beechi

820 S. Fairfax St.



811 Church St

Kerry Murray

913 S Washington St, #107



910 Green St., 22314

Susan Lombard

910 Green St., 22314



913 S. Washington St. #207 22314

Katie O'Brien

913 S. WASHINGTON ST #207 22314

Susan Bagland

922 S. Washington #103

Debi C. Basu

907 S. Washington #215

Jaime Efford

1112 S. Aspell St.

NAMEADDRESS

Bob Reifmberger

Dee Penick

Sandra Boardman

Jennifer R. Valente

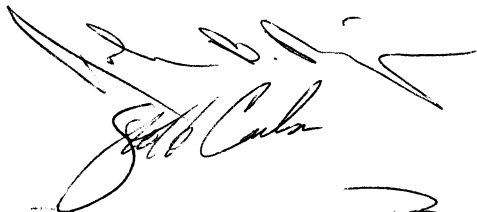
Peter W. Blair

Richard Z. Melton

John Hindganz

~~Stephen Palmer~~

Kevin Brennan



George Padshaw

Pat Collins

Mary Lou Lesser

Natalia Mihail

MIHAILA MIHAIL

Kurt Kinzel

Katie Goggin

913 So. Arch St. Alex Va

913 So. Wash St. " " 22314

1108 GATewood Dr 22307

800 S Washington St Alexandria 22314

715 S Washington St, C-24
Alexandria, VA 22314715 S. Fairfax St
Alex. VA 22314

800 So Saint Asaph St. #311

Alex VA 22314

7210 Burtonwood Drive

808 Green St Alex 22314

733 S. FAIRFAX ST.

800 S. WASHINGTON ST.

2205 Foresthill Rd 22307

352 N St Asaph St.

6500 Potomac Ave Alex 22307

800 S. Washington St. A-103 Alex 22314

118 S Royal St

(OVER)

Lloyd A. Lawrence, Jr. 1250 S. Washington St., Alex
i. Jay Chander 4304 H Hunt Rd. Alex 22301
Dewi L. Thomas 7917 East Boulevard Dr. Alex 22308
Charles Hunter 2 E. MAPLE ST. G.M., ALEX. VA 22301
Kathleen McLoughlin 4210 DUNDRIE TERR - 22309
Laura Morton 619 S. Fairfax St 22314
Jeanette Runk 213 E Mt Ida Ave. Alex. 22301

NAME

Jeannine Swift

Chris Rice

Tom & JeaneNE
Esbrook

John & Karen
Becker

MARY JOYCE & FIELDING
WILLIAMS

ADDRESS

819 S. Columbus St

721 S. Columbus St

805 S. Columbus St.

800 Green Street

820 GREEN STREET

8 + 9
12-16-03

SPEAKER'S FORM

DOCKET ITEM NO. 8+9

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: M Catharine Pnskar
2. ADDRESS: 2200 Clarendon Blvd Ste 1300 Arl, VA 22201
- TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: cpnskar@arl.thelandlawyers.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Washington Real Estate Investment Trust
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. _____

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: LEE QVILL
2. ADDRESS: 206 E. SPRING STREET, ALEX, VA
TELEPHONE NO. 703-836-0928 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? WRIT + COA
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ARCHITECT OF PROJECT / CUNNINGHAM + QVILL ARCHITECTS
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: OSCAR FITZGERALD
2. ADDRESS: 206 W. MONROE AVE., ALEXANDRIA
TELEPHONE NO. 548-6804 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
BOARD OF ARCHITECTURAL REVIEW
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
MEMBER, B. A. R.
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 889

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Eva Poling
2. ADDRESS: 913 S. Alfred Street, Alex
TELEPHONE NO. 703 683-0972 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Herself and
neighbors (S. Alfred, Columbus, Greene Street, S. Patrick)
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Neighbors
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8 + 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Susan Bartlett
2. ADDRESS: 809 S. Columbus St. Alex. 22314
TELEPHONE NO. 703-836-5640 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Writ proposal
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: ✓
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Property owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8 + 9 -

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: ION WILBOR -
2. ADDRESS: 310 SOUTH LEE ST -
- TELEPHONE NO. 703-518-6184 - E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ✓ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Civic
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8 & 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ed Braswell
2. ADDRESS: 426 N. Columbus
TELEPHONE NO. 703-548-2652 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? personal interest
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Civic interest
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8 & 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Carolyn Merck
2. ADDRESS: 324 N. Royal St. Alex, 22314
TELEPHONE NO. 703-549-5506 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Ald Town Civic Assoc.
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: / AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Civic interest
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO /

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Jonathan Rak
2. ADDRESS: 1750 Tysons Blvd McLean, VA 22102
- TELEPHONE NO. 203712 5411 E-MAIL ADDRESS: jrak@mcguirewoods.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES ☒ NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8-9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Poul Heit
2. ADDRESS: 1217 Michigan Court
TELEPHONE NO. 703 684 5378 E-MAIL ADDRESS: PoulHeit@aol.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? —
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: — AGAINST: — OTHER: —
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
—
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES — NO —

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8-7

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Katy Kennedy2. ADDRESS: 20 E. OAK STTELEPHONE NO. 703 549 9386 E-MAIL ADDRESS: Kennedy22@ls.com

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____

ASC

4. WHAT IS YOUR POSITION ON THE ITEM?

FOR: _____ AGAINST: ☒ _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?

YES _____ NO ☒ _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.

(b) No speaker will be allowed more than three minutes.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. # 819

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: JOE COREY2. ADDRESS: # 823 S. WASH. STTELEPHONE NO. 703 593. 4937 E-MAIL ADDRESS: DANCCOREY@EROUS.COM

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____

FACEIA LUNA

4. WHAT IS YOUR POSITION ON THE ITEM?

FOR: ☒ AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):

BUSINESS OWNER

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?

YES _____ NO ☒

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.

(b) No speaker will be allowed more than three minutes.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8/9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Julie Crenshaw
2. ADDRESS: 816 Queen St
- TELEPHONE NO. 7/549 2630 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.): _____
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM
DOCKET ITEM NO. 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Teresa Miller
2. ADDRESS: 808 S. Lee St
- TELEPHONE NO. 519.267 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? none
4. WHAT IS YOUR POSITION ON THE ITEM? X
FOR: _____ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.): _____
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mda Couture
2. ADDRESS: 505 Duke
- TELEPHONE NO. 703-299-9215 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? No one
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Property Owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Thomas Esbrook
2. ADDRESS: 805 Green Street
- TELEPHONE NO. 703-548-6498 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
4. WHAT IS YOUR POSITION ON THE ITEM? ☒ FOR: _____ ☒ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Property Owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM
DOCKET ITEM NO. 11 8+9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ben Benson
2. ADDRESS: ~~8800~~ 815 S. WASHINGTON ST.
TELEPHONE NO. 703-836-6222 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
SOUTH SIDE 815
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ✓ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Business Owner in Project
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 8+9

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: LEE THOMAS HOLMAN
2. ADDRESS: 813 GREEN STREET
- TELEPHONE NO. 703-548-0346 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? NEIGHBORHOOD
HUNTING CREEK CIVIC ASSOC
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: Variation
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.): CIVIC interest &
long term resident
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.